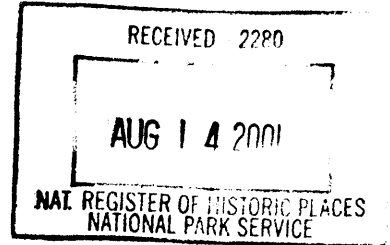


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1067



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name SALEM DOWNTOWN STATE STREET-COMMERCIAL STREET HISTORIC DISTRICT

other names/site number SALEM DOWNTOWN HISTORIC DISTRICT (preferred)

2. Location

street & number Roughly bounded by Ferry, High, Chemeketa and Front streets not for publication

city or town Salem vicinity

state Oregon code OR county Marion code 047 zip code 97301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFE Part 60. In my opinion, the property X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Jane Harris

August 2, 2001

Signature of certifying official/Title /Deputy SHPO Date

Oregon State Historic Preservation Office

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

X entered in the National Register

See continuation sheet.

 determined eligible for the
National Register

See continuation sheet.

 determined not eligible for the
National Register.

 removed from the National
Register.

 other, (explain)

Signature of the Keeper
Entered in the
National Register

Date of Action

9/28/01

Salem Downtown Historic District
Name of Property

Marion County, Oregon
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

☒ Private
☐ public-local
☐ public-state
☐ public-federal

Category of Property
(Check only one box)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>57</u>	<u>35</u>	buildings
		sites
		structures
		objects
<u>57</u>	<u>35</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources previously listed in the National Register
14

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE/Business, Professional
organizational, financial institution, department
store, restaurant, warehouse
SOCIAL: meeting hall, civic
RECREATION & CULTURE: theater, auditorium
TRANSPORTATION: parking garage

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE/Business, Professional
organizational, financial institution, department
store, restaurant, warehouse
SOCIAL: meeting hall, civic
RECREATION & CULTURE: theater, auditorium
GOVERNMENT: government offices

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Italianate, Queen Anne
Richardsonian Romanesque; LATE 19th and EARLY
CENTURY REVIVALS: Tudor, Mission; LATE 19th
and EARLY 20th CENTURY AMERICAN MOVE-
MENTS: Commercial Style; MODERN MOVEMENT
Modernistic

Materials
(Enter categories from instructions)

foundation CONCRETE, STONE
walls BRICK, CONCRETE, WOOD, STONE
roof METAL: Copper, ASPHALT, OTHER
other TERRA COTTA, STUCCO

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets

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DESCRIPTION

Summary Statement

The Salem Downtown State Street-Commercial Street Historic District (referred to in this nomination as the "Salem Downtown Historic District") is an architecturally and historically cohesive district memorializing the development of Salem, Oregon's, downtown historic commercial core. The district's period of significance extends from 1867/1868, the date of the oldest extant building, to around 1950, when the exterior remodeling of a number of buildings had been completed and one building/structure was constructed. Historic resources in the district built during the period of significance convey cyclical eras of both robust growth (notably the 1870s-1880s, 1902-1920s, and 1945-1950), and slack development (the 1890s and 1930s) in the community. The major cross streets of Commercial and State form the linear nexus of this seven-block district, which is bound, generally, by the rear lot lines of properties fronting on Court Street (on the north), High Street (on the east), Ferry Street (on the south), and Commercial Street (on the west).

The district boundaries encompass a high concentration of Historic Contributing resources that share a continuity of scale, lot-line development at the street, building materials and decorative elements. Most of the contributing buildings exhibit proportions and stylistic elements derived from traditional architectural styles. The contributing resources represent six main style classifications: Italianate, Italianate/Queen Anne, Richardsonian Romanesque, Commercial, Revival (early twentieth-century historic period), and Modernistic. Nearly 62 percent (fifty-seven buildings) of the total of ninety-two separate buildings in the district are classified as Historic Contributing resources. Thirty-two percent of the total are considered Non-Contributing (23 buildings are Historic Non-Contributing and twelve are post-1950 Non-Historic Non-Contributing resources). There are sixteen vacant lots occupied by parking lots.

Overall Description

The Salem Downtown Historic District is at the heart of historic commercial activity in Salem, Oregon, the state capital and the county seat. Salem is located about fifty miles south of Portland. The district is within two blocks of the east bank of the Willamette River, which flows north into the Columbia River north of Portland. During Oregon's early decades of settlement and development, the Willamette River served as the primary historic corridor of commerce and trade, thus encouraging the siting and early development of Salem's industrial and commercial activity in close proximity to the river. The river also formed the central spine of a broad, 150-mile-long valley of gently rolling hills and open "prairies" that attracted the earliest immigrants to the Oregon Territory and has provided to this day fertile ground to support an important agricultural-based segment of the regional economy. Salem, both historically and today, provides a range of commercial services for an agricultural hinterland in the mid-Willamette Valley. Rising thirty miles away to the east are the foothills of the Cascade Mountain Range. The foothills of the Coast Range rise to the west about forty miles west of Salem.

Buildings in the district are sited on a grid pattern of blocks and streets, which are part of the original Salem plat, parallel to the Willamette River. Blocks are approximately 332 feet square and bisected by narrow

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alleys running north and south through the middle of each block. Notably broad streets, approximately ninety-nine feet wide, reportedly served as effective fire breaks between blocks and facilitated the maneuverability and off- and on-loading of horse-drawn wagons. Historic and contemporary street names in the district, such as Commercial, Ferry, State, and Court, reveal the Methodist settlers' vision of an orderly city of commerce and government.

The Salem Downtown Historic District is primarily comprised of commercial buildings that house retail shops, offices, and restaurants. Several buildings, historically and today, have also provided space for fraternal, service, and entertainment activities as well as lodging. A majority of the buildings are constructed of brick or concrete. Exterior wall surface materials on the historic portions of main facades include brick (of various colors), stucco, and concrete. Historic wood ornamentation and cast iron pilasters and other decorative elements, manufactured at the once nearby Salem Iron Works and in Albany and Portland, are prevalent on Italianate and Italianate/Queen Anne style buildings in the district. Tile, metal, and fabricated stone and brick are common sheathing materials used in the remodeling of many ground-level building facades. Foundations are principally of stone, brick, and concrete. Many historic transom lights and more modern large plate glass windows are found on most of the street-level main building facades.

The cohesion of architectural styles in the Salem Downtown Historic District represents several successive periods of commercial up-building. Several two-story Italianate and Queen Anne/Italianate style edifices along Commercial Street between State Street and the district's northern boundary provide a visual reminder of the steady growth of Salem's commercial center before the nationwide panic of 1893 and the depression that followed through the 1890s. A number of notable Commercial style and historic period Revival style buildings along Court Street and Liberty Street convey a history of exuberant and optimistic development in the commercial district during the Progressive Era's first two decades of the twentieth century. On State Street, within the district boundaries, a varied collection of architectural styles (Italianate, Commercial, Revival, and Modernistic) tells of the progressive development that took place between the industrial river front (on the west) and the centers of civic and cultural activities (on the east). Two historic banks at the intersection of State and Commercial streets, the Ladd and Bush Bank (1868) and the United States National Bank/Pioneer Trust Bank (1909), occupy buildings designed in the Italianate and the Commercial styles that suggest the physical evolution of the city's small financial center.

Finally, the presence of several buildings designed or remodeled in the Modern period throughout the district clearly convey the impact of the national post-World War II boom in building construction on developmental changes in Salem's commercial core. Several buildings in the district underwent substantial exterior remodeling on the main facade during the 1940s. They include the: Breyman Brothers Block (two buildings at 174-180 Commercial, NE), England Block (216-220 Commercial, NE), England-Wade Building (two buildings at 236 Commercial, NE), Steusloff Building (399 Court), Brewer Block (405 Court), and the Hughes-Durbin Building (160 Liberty, NE). Although varied in style, buildings in the Salem Downtown Historic District share similar proportions and classical design elements that give the district an overall visual cohesion.

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The streetscape of the downtown has changed over the years. A few historic features remain, including two clocks, one in the 200 block of Liberty Street NE on the west side of the street, and one in the 300 Block of State Street on the north side of the street. Historic glass block basement vaults also remain within many of the sidewalks throughout downtown Salem. These were repaired and replaced with the sidewalk improvement project which included the replacement of most sections of the sidewalk and the introduction of curb extensions in the early 1990s. Brick pavers were introduced to portions of the sidewalks, particularly the curb extensions, at that time. Historic photos reveal that trees were located in front of the Ladd and Bush Bank Building as early as the turn of the century. Historic views of the downtown area show that the lights consisted of fluted cast iron poles with fluted boots, topped with fixtures which had three round globes that hung downward, surmounted by one upward round globe in the middle. Currently there are numerous trees, historic replica light fixtures, and benches throughout the downtown area.

There are several architects whose work is represented in the district. The known architects include: G.W. Rhodes, Walter D. Pugh, Wilbur F. Boothby, C.S. McNally, William C. Knighton, Fred A. Legg, Holly A. Cornell, J.S. Coulter, Lawrence & Holford (Bean & Allyn), Morris H. Whitehouse, Leigh L. Dougan, Robert A. Rowe, John Gray and Pietro Belluschi. Absolom Hallock has been associated with the design of the Ladd and Bush Bank; however, no concrete evidence to support this belief has been found yet. More complete information about the architects noted here is included in the Section 7 histories of the individual architect-designed buildings.

Buildings Listed on the National Register and Designated Local Landmarks

There are a total of fourteen historic properties in the historic district that are listed on the National Register of Historic Places. These include:

- Bush-Breyman Block, 135-141-147 Commercial Street, NE
- Bush and Brey Block and Annex, 179-195-197 Commercial Street, NE
- Starkey-McCully Building, 223-233 Commercial Street, NE
- South First National Bank Block, 241-247 Commercial Street, NE
- Paulus Building, 355-357 Court Street
- Chemeketa Lodge, Odd Fellows Hall and Annex, 181-195 High Street, NE
- Elsinore Theater, 170 High Street, NE
- Reed Opera House and McCornack Building, 177-189 Liberty Street, NE
- Manning Building, 210 State Street
- Boise Building, 217 State Street
- Farrar [Family] Building, 351-373 State Street
- J.K. Gill Building, 356 State Street
- Adolph Block, 360-370-372 State Street
- First National Bank, Old/Capitol Tower, 388 State Street

Historic properties designated local landmarks in the City of Salem, Oregon, include:

- United States National Bank/Pioneer Trust, 109-117 Commercial Street, NE
- South Eldridge Block, 240-254 Commercial Street, NE
- Masonic Building, 101 High Street, NE

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McGilchrist Building, 102-110 Liberty Street, NE
Gray Building, 105-135 Liberty Street, NE
Smith & Wade Building, 229 State Street
Catlin Building, 246 State Street
Ladd and Bush Bank Building, 302 State Street
Bayne Building, 335-349 State Street
Pomeroy Building, 379-383 State Street

Classification of Properties

The properties in the district have been evaluated and divided into four categories: Historic Contributing, Historic Non-Contributing, Non-Historic Non-Contributing, and Vacant. Historic Contributing resources were built or remodeled by c.1950, have retained substantial integrity since 1950, and are notable for their architecture and/or their history. Historic Non-Contributing resources are fifty or more years old but have lost their integrity. Non-Historic Non-Contributing buildings do not contribute to the architectural and historical significance because they are less than fifty years old. Vacant lots in this historic district are parking lots and are not included in the total number of resources.

Excluding the nine vacant lots, the total number of resources in the Salem Downtown Historic District is ninety-two. Each building, not tax lot, was counted in tallying the total number of resources. Fifty-seven of the buildings (roughly 62 percent) in the district are considered Historic Contributing. A total of thirty-five buildings are considered non-contributing resources (23 buildings are Historic Non-Contributing and twelve buildings are Non-Historic Non-Contributing). The non-contributing buildings make up the remaining 38 percent of the total number of resources.

LIST OF BUILDINGS

Commercial Street (SE to NE); Court Street; Ferry Street; High Street; Liberty Street (SE to NE); State Street

198 Commercial Street, SE

Classification: Non-Historic Non-Contributing

Historic Name: N/A

Current Name: Washington Mutual/Fidelity National Title

Year of Construction: c. 1956; 1990s

Legal Description: 073W27AB07600; Salem Add., Lot 5 & the frt of Lot 6 in Block 34.

Owner(s): Retro, LLC
c/o Mountain West Investment Co.
698 12th Street, SE
Salem, Oregon 97301

Description: This Modern Commercial style two-story office building was constructed around 1956, with substantial modifications c.1990s. It is located on the corner of two busy one-way streets. Its ground level facade consists of several bays divided by concrete block pilasters, with tile and synthetic panels covering the exterior wall surface, with anodized aluminum fixed windows. The second-story facade, which consists of six

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bays containing four fixed windows each, is stucco covered. There are no awnings or canopies on the building. This building was built outside the period of significance does not contribute to the historic qualities of the district.

195 - 197 Commercial Street, SE

Classification: Historic Contributing

Historic Name: Marion Car Rental and Park

Current Name: Marion Car Rental and Park

Year of Construction: 1950

Legal Description: 073W27BA00500; Salem Addition front of Lot 3 in Block 47.

Owner(s): Riverfront LLC
POB 2087
Salem, Oregon 97308

Description: This flat-roofed, one-story building situated at the intersection of two major one-way streets at the southern end of the downtown commercial area, was designed and continues to be used for the maintenance, repair and parking of automobiles. Shop spaces are located on the ground floor; the roof is dedicated to parking.

The building has a frontage of 112 feet and is 165 feet deep. Its footprint is in the shape of the letter U with the opening facing Commercial Street. It has a vehicle ramp in the middle of the structure leading up to the roof parking. A three-foot-high steel highway barrier and, in some sections, a six-foot-high chain-link fence define the perimeter of the parking area on the roof.

The south portion of the east facade has an overhead vehicle access door. This door leads into a vehicle repair bay. Immediately to the north of this door is an opening providing both pedestrian and vehicle access to other shops and repair areas on the ground floor. A fifty-foot-wide portion of the roof projects toward the street to form a canopy. Immediately to the north of the vehicle ramp is a second, narrower, overhead vehicle-access door; to the right of this second vehicle door is a small office space.

Sections of the building have changed over time, including the windows on the south facade, the overhead door on the south facade, one of the overhead doors on the east facade, south end, and the windows within the north section. Many of the 1950 features remain, however, including the large canopy that projects eastward from the south section, the overhangs that project out from the structure within the U-shaped section, the windows within the interior of the U-shaped portion of the structure, and the overall massing and configuration of the building, including the distinctive U-shaped design with central vehicle ramp. Although changes have occurred, the building retains the overall character of a 1950 garage and parking structure, and helps to describe an important period in the development of Salem's downtown core.

History and Significance: The Marion Car Rental and Park, built in 1950, is a contributing property in the Salem commercial district because of its association with the tremendous impact of the automobile on downtown commercial districts across the county, including Salem's. From the 1920s onward and especially following World War II, the nearly universal ownership of automobiles gave rise to the growing popularity of shopping centers away from central business districts that offered ample car parking. Efforts to accommodate cars in the downtown encouraged the removal of numerous older buildings and, in their place, the construction of car parking, maintenance, and rental facilities. The 1950s ushered in a long era of decline in Salem's historic commercial center characterized by the deterioration and even loss of many old historic buildings and the erosion of that district's retail vitality (along with subsequent efforts to revive commercial

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activity through “urban renewal” and historic preservation projects). The Marion Car Rental and Park, probably completed before the end of 1950, became one of the first, if not the first, elevated, rooftop parking structures in Salem.

The expansive two-story Marion Car Rental and Park structure, which occupies nearly a quarter of a block, was built on the site of the historic three-story Holman Building, constructed in the mid-1850s. The Holman Building is best remembered today as the meeting place of the Oregon State Legislature from 1857 to 1876 and also as the object of one of the first organized public efforts to preserve an historic building in downtown Salem.¹ In 1946 the property immediately to the north was used for auto repairs.² In late 1949, property owners Hawkins and Roberts announced their intention to tear down the Holman Building to make way for a filling station and parking lot. In response, Oregon State Archivist and champion of historic preservation, David Duniway led a local group that attempted to persuade the property owners to retain the building and convert it into a civic auditorium and museum.³ Duniway and his group, although unsuccessful in meeting their stated purpose, received local publicity for their effort, thus raising the awareness of Salem citizens about their history and material evidences of it.

157 Commercial Street, SE

Classification: Non-Historic Non-Contributing

Historic Name: N/A

Current Name: Webers Bar

Year of Construction: 1993

Legal Description: 073W27BA00400; Salem Addition, front of Lot 3 in Block 47

Owner(s): Wilton Wallace, *et al*

POB 4143

Salem, Oregon 97302-8143

Description: This is a one-story, reinforced concrete, commercial building. The twenty-two-foot-wide primary facade is concrete cast stone. The storefront consists of aluminum sash with storefront windows. It has a metal canopy.

147 Commercial Street, SE

Classification: Non-Historic Non-Contributing

Historic Name: N/A

Current Name: Scott's Cycling & Fitness

Year of Construction: 1993

Legal Description: 073W27BA00300; Salem Addition, front Lot 2, Block 47 D92-5

Owner(s): Lewis, Larry E & Nancy

4265 Munkers Street SE

Salem, Oregon 97301

¹ Harry Stein, *A Pictorial History of the Willamette Valley*, Salem: Statesmen Journal, 1997; and historic photograph of Holman Building, c. 1905, Marion County Historical Society (#MCHS 87-2-2), Salem, Oregon.

² Robert Gormsen, *Salem, 1946-1986*, Salem: Gormsen, 1989, block 47; “Salem, Oregon,” New York, Sanborn Map Company, 1884, 1888, 1890, 1895, corrected to 1914, and 1926.

³ Ben Maxwell, “Duniway Seeks to Preserve Historical Salem Building,” *Capital Journal*, December 7, 1949.

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Description: This is a single-story commercial building. The main facade (east elevation) has a standing seam metal shed awning. Large display windows are installed on the ground floor.

129 Commercial Street, SE

Classification: Historic Non-Contributing

Historic Name: Unknown

Current Name: Anderson's Sporting Goods

Year of Construction: 1940

Legal Description: 073W27BA00200; Salem Addition, front Lot 2, Block 47

Owner(s): Anderson Sporting Goods

241 Liberty Street, NE

Salem, Oregon 97308

Description: This is a single-story, twenty-two-foot-wide commercial building, built in 1940. Modifications made after 1950 include the addition of a diagonal wood siding on the facade. It has a recessed entryway and large display windows, with a metal canopy which appears to date from the original construction (c.1940). The storefront sash and door opening with transom also appear to date from the 1940s. Removal of the diagonal wood siding could reveal historic features. Due to the fact that the majority of the original building is obscured from view, it does not contribute to the character of the district in its current condition.

109-117 Commercial Street, NE

Classification: Historic Contributing (Listed as a Local Landmark)

Historic Name: United States National Bank of Salem/Pioneer Trust Bank

Current Name: Pioneer Bank and Trust

Year of Construction: 1909; c.1960s ground floor; addition, west side, c.1990s

Legal Description: T7S/R3W/Sec 22, Salem Add. blk 48, from Lot L4, Tax lot 3800

Owner(s): Pioneer Trust Company,

POB 2305

Salem, Or 97308

Description: This is a five-story Commercial style building situated on the northwest corner of Commercial and State streets. It is a reinforced concrete building with a white pressed brick front, surfaced in black granite at the street level, with a storefront entrance at the north end of the building. There are no awnings or canopies on the building. It has a projecting cornice with large medallion blocks and carved brackets as well as a torus molding belt course between the fourth and fifth floors. All ornamental work is cast stone. The windows have been replaced with aluminum, but the fenestration pattern remains on the second through fifth floors, and consisting of single flat arched openings and stone sills. The west and south side windows have segmental arched openings and double hung windows, some of wood, most with aluminum sash.

Ground floor alterations are not uncommon for commercial structures. The scale and massing of this building provides the majority of its historic features so that the first floor changes do not significantly diminish its contribution to the character of the district.

A very small one-story brick addition was recently (c.1990s) constructed on the west rear wall of the bank building and faces State Street. It does not significantly impact the integrity of the building and it continues to contribute to the historic qualities of the downtown.

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History and Significance: United States National Bank of Salem constructed the building. That bank was later sold to the U.S. National Bank of Portland. In 1940 the U.S. National Bank of Portland acquired a large portion of the Ladd and Bush Bank. Ladd and Bush Trust Company survived that acquisition as an independent entity and moved into the subject building and changed its name to the Pioneer Trust Company.

Building occupants included Carson & Carson (lawyers); John H. Allan and Wallace P. Rhoten (both lawyers); William Tringle, the Salem city attorney in 1932; Roy C. Houck (a road contractor) in 1938; Dr. Garnjobst; and Senator Charles McNary in 1942.

This is the first steel and concrete fire-resistant building in Salem and included all the latest banking conveniences, including safety deposit boxes. There were counters of Italian marble, mahogany and grill work throughout. The building included large offices, meeting rooms, and "rest" rooms complete with all accessories. "In constructing this splendid building the stockholders of the United States National Bank have given expression of their confidence in the solidity of Salem and their faith in the unparalleled resources and bright future of the Willamette valley and have demonstrated the fact that their funds thus invested will give larger returns than can be had in outside markets." (January 1, 1910, *Oregon Statesman*)

110 Commercial Street, NE

Classification: Historic Contributing

Historic Name: Watkins-Dearborn Building

Current Name(s): Unknown

Year of Construction: c.1870/1920s/1940s

Legal Description: 073W27AB07900/7800; Salem Addition, from Lot 5, Block 33 (One of two buildings on this combined tax lot)

Owner(s): Economy Dental Supply Company (See Also 315-333 State Street-same property owners)
c/o Helen Spivak
1912 NE 27th
Portland, OR 97212

Description: This Italianate-style, two-story, unreinforced brick masonry building, incorporates a stepped parapet, corbelled brick cornice, three round arched windows on the second level. It is likely that this building was incorporated with the Durbin Building to the south when it was remodeled in the 1920s. The storefront appears to date from the 1940s, and incorporates black and white tile in the bulkhead. There is a recessed entrance and a standing-seam metal awning from above the first floor storefront over the sidewalk.

This building continues to display its overall historic appearance, primarily on the second level. Although changes have occurred to the storefront, the building retains sufficient historic integrity to be considered a contributing building in the downtown district.

History and Significance: R.H. Dearborn purchased this property from W.H. Watkins in 1875. Richard H. Dearborn was a harness maker. A harness-making shop occupied the northern-most Watkins-Dearborn Building through c.1910. In 1912 this building housed the Holland Bakery, owned and operated by J.P. Feilen.

In 1931 this building was the location of the Real Estate and General Insurance offices of Edward Rostein and Samuel Adolph, both prominent Salem businessmen. Rostein's office was in the building until 1963, when he retired. Rostein was also the chairman of Salem's first water commission, which was responsible for the present system. Adolph was the son of one of Salem's first brewery owners.

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120 Commercial Street, NE

Classification: Historic Non-Contributing

Historic Name: Unknown

Current Name(s): Alessandro's Restaurant

Year of Construction: c.1870; 1990

Legal Description: 073W27AB08000; Salem Addition, from Lots 5, 6 & 7, Block 33

Owner(s): Fasani, LLC
120 Commercial Street, NE
Salem, Oregon 97301

Description: This is a two-story commercial building. The date of construction may have been as early as c.1870. The Sanborn maps show that Durbin's Livery was at this location in 1884; Minto & Lowe Livery in 1888; a hardware and stove shop in 1890; YMCA Rooms in 1895; and an electric painting company and photo shop in 1926. Substantial changes have occurred to the building and the latest remodeling appears to have occurred in the 1990s. The current facade has brick veneer on the first one-and-one-half stories and is stucco-covered above. Windows are arched and fixed. The building does not contribute to the character of the district in its current condition.

125 Commercial Street, NE

Classification: Non-Historic Non-Contributing

Historic Name: McCully's

Current Name(s): None

Year of Construction: c.1870, 1948, 1970s

Legal Description: 073W27AB3600; Salem Addition, from Lots 3 & 4, Block 48

Owner(s): Pioneer Trust Company,
POB 2305
Salem, Or 97308

Description: This twenty-five-by-seventy-nine foot, stucco-covered structure is all that remains where a c.1870 building was constructed by the McCully family. The Shafer Leather Goods store occupied the building in 1948 when it was remodeled extensively so that little architectural evidence of the original structure remained (*Capitol Journal*, August 4, 1948). The existing structure consists of a second floor with a drive through on the ground level, and was referred to as "McCully's building today: A plain front and a whole in the wall" in the *Statesman*, May 1, 1976 article. Pilasters on either side of the drive through entrance incorporate recessed panels and decorative capitals. Little, if any, of the original structure remains and this building does not contribute to the historic character of the district. It is considered to be a non-historic non-contributing structure in the district because it consists of mostly newer construction.

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129 Commercial Street, NE

Classification: Historic Contributing

Historic Name: Capital National Bank Building

Current Name(s): Pioneer Trust

Year of Construction: 1880/1892 (historic remodeling); 1950 (first floor remodeling)

Legal Description: 073W27AB3500; Salem Addition, from Lot 3, Block 48

Owner: Pioneer Trust Company

POB 2305

Salem, Or 97308

Description: This Richardsonian Romanesque brick and stone masonry building has rusticated stone on the upper facade and granite on the ground floor. The facing is Utah red and Tenino gray. It is a twenty-foot-wide, three-story commercial building with a conical-roofed turreted stair tower with a copper roof. Originally built in 1880, the facade was remodeled in 1892 to its rusticated stone appearance. The ground floor was remodeled in 1950 by James L. Payne, Salem architect. Placing the modern front onto the building required holding up the stone top stories, consisting of over 100 tons of stone, with steel beams to allow the introduction of a large picture window and double doors to provide more light. The use of the red and gray granite to match the red and gray sandstone of the historic building. It appears that the windows and door have been replaced on the ground level within the last few years. The interior of the building incorporates a vaulted and domed ceiling, a balcony at the rear connected by a steel spiral staircase, and originally had Italian marble wainscoting. The building is a unique example of Richardsonian Romanesque architecture in Salem contributes to the historic character of the downtown district.

History and Significance: Designed by C. S. McNally, a Canadian who came to Salem in the late 1880s and designed many other buildings in the city, in association with draftsman W. C. Knighton, this facade is reportedly a copy of Philadelphia's First National Bank of the Republic, which was designed by nationally prominent architect Frank Furness in 1884.⁴ The keystone in the arch over one of the second story windows bears the facsimile of the beaver dollar, a \$10 gold piece minted in 1849 when Oregon was a territory. The builders were Erixson and Luker. The Utah red and Tenino grey sandstone was used through much of the facade. Two columns of polished Scotch granite support a half-arch doorway, were replaced when the ground floor of this building, with its columns supporting the stair tower bay and the partial arch, was remodeled in 1950.⁵ James Payne, the architect, attempted to retain the "dignity and architectural beauty of the original design while at the same time achieving adequate and efficient quarters for the work of the association on the ground floor." (*Presenting the New Home of First Federal Savings & Loan Ass'n.*) Erwin Batterman, the general contractor, was well known locally for his work in "connection with the Christian church, various apartment, business and other buildings. (Ibid).

The first major tenant of the building was Capital National Bank, who occupied the building until the 1920s. In 1967 Nancy Gormsen, the granddaughter of Robert S. Wallace, one of the early organizers and directors of the Capital National Bank, returned to open her business in this building.⁶

⁴ Lee H. Nelson, "White, Furness, McNally and the Capital National Bank of Salem, Oregon," *Journal of the Society of Architectural Historians*, May 1960, p. 57-61

⁵ Salem Landmark Commission, "Salem Inventory of Historic Sites and Structures," typescript, 1983.

⁶ *Oregon Statesman and Capital Journal*, May 8, 1976.

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135 - 147 Commercial Street, NE

Classification: Historic Contributing (Listed in the National Register, 1978)

Historic Name: Bush-Breyman Block

Current Name(s): Bush-Breyman Building

Year of Construction: 1889

Legal Description: 073W27AB3400; Salem Addition, Lots from 2 and 3, Block 48

Owner(s): Evan Boise, Trustee
180 Commercial St., NE
Salem, Or 97301

Description: The two-story Queen Anne style Bush-Breyman Block, constructed in 1889, is of unreinforced brick masonry with a stone foundation, cast iron front, and cast iron interior columns. It is one of several buildings on Commercial Street designed by Walter D. Pugh and was once a part of a major business block with half again as much frontage on the street. The remaining section has a facade organized into two wide store-front bays and a stairway entrance bay offset to the north end. The building measures 53 x 90 feet. A single-story addition on the rear (north) was built in 1926. The sheet metal false roof originally had an iron cresting. The bracketed cornice which has a low-relief imbricated pattern remains. The bay containing the stair to second story offices is crowned with a broken pediment with finial and swag. The pediment over the round-arched portal of this bay contains the building's date of construction, 1889. There are three large stilted flat arched bays on the second level, fitted with double-hung sash with a multi-paneled, stained glass transom capped with an ornamental keystone. The storefronts were remodeled in 1911, 1926, and 1965, and a c.1930 metal canopy is located over the stairway entrance. The building retains its historic integrity and contributes to the downtown district.

History and Significance: The Breyman portion of the original Bush-Breyman Block is a contributing property in this district because of its substantial integrity above the ground-floor display windows and its association with the commercial development of Salem in the late 1800s.

Asahel Bush bought the southern portion of this property in February 1889; Werner Breyman purchased the northern portion of it in May of that year.⁷ Bush and Breyman jointly had a building constructed that year which was roughly twice the size of the present building. Walter D. Pugh, architect of many buildings in Salem and elsewhere in Oregon, designed the building. Initially, a store selling drugs occupied the long, narrow shop on the south while a clothing store occupied the shop on the north; there were offices above. A drug store continued to occupy the southern portion of the building into the mid-1920s. A clothing store occupied the Breyman part of the building for nearly fifty years. Numerous Salem professional offices have occupied the second floor, including the law offices of former justice and chief justice of the Oregon Supreme Court, Benjamin F. Bonham (1871-1876); Charles L. McNary, district attorney for Marion, Linn, Yamhill, Polk, and Tillamook counties; and future U.S. district judge for Oregon, John McNary. The American Red Cross and the Camp Fire Girls of Marion County also occupied second-floor offices in later years.⁸

Brothers Werner and Eugene Breyman contributed to the commercial development of several communities in the Willamette Valley (including Amity, Lafayette, and Portland) as well as Salem's

⁷ Marion County, Oregon, deed book, vol. 38, p. 106 and vol. 37, p. 528, Marion County Courthouse, Salem, Oregon.

⁸ David C. Duniway, "Bush-Breyman Block (Breyman portion), National Register of Historic Places, Inventory—Nomination Form," 1978; "Salem, Oregon, 1926," New York, Sanborn Map Company, 1888, 1890, 1895, updated to 1914, and 1926. (Some or all Sanborn maps are located at the Salem Public Library and the Oregon State University Library.)

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commercial, social, and cultural life during a period of robust growth in the capital city (the 1860s to the 1890s). Natives of Bockenem, Hanover, Germany, Werner and Eugene Breyman immigrated to the United States (Wisconsin) in 1846 and 1853, respectively. Werner traveled overland in 1850 to Oregon Country from Milwaukee, Wisconsin; Eugene left New Castle, Wisconsin, in 1855 traveling to Oregon by way of the Isthmus of Panama. In 1856 the two brothers formed a partnership, which undertook numerous business ventures over the next half century. They operated a general merchandise store in Lafayette, Yamhill County, and also opened a general merchandise store at a crossroads that became the nucleus of Amity. They brought their mercantile acumen to Salem in 1863-64, opening a store in the Moore block at the northwest corner of Commercial and State streets and, in 1874, in the Breyman Brothers, or "White Corner," building (on the southeast corner of Commercial and Court streets). Their business was said to be the largest retail and wholesale general merchandise store in Oregon outside Portland.

The brothers retired from merchandising in 1880, and turned to real estate development and the loan business. The construction of the Bush-Breyman Block was among their many development ventures. Salem and Portland architect Walter D. Pugh designed the building for Asahel Bush and the Breyman brothers in 1889. Over the next two decades, Werner and Eugene Breyman owned and developed several properties, including Midland and Rosedale additions to Salem, and had financial interests in the Sunnyside, Eastland, and Boise additions in Portland. Additionally, they held stock in several regional banks. Both men were long-time members of the Masonic fraternity.

The family homes of both Breyman brothers were centers of social life in Salem in the 1800s.⁹ Descendants of the two Breyman families continued their involvement in Salem's business community for over a century and a half. Werner and Isabella Watt Breyman, who were married in the early 1850s, raised three (of a total of seven) children who lived to mature adulthood: Anna Prael (of Portland), Elva Brown, and Ada Eldredge (residents of Manila). Eugene and Margaret E. Skaife Breyman raised three daughters: Lena M. Snedecor (of Birmingham, Alabama), Minnie L. Boise, and Jessie A. McNary.

David and his wife, Essie O. Caplan, owned the northern portion of the Bush-Breyman Block from 1939 to 1941, before selling it to George and Marguerite Will.¹⁰ David Caplan clerked at J. L. Busick & Sons grocers (in the same block on North Commercial) in the 1920s before opening his own grocery store, known as "Caplan's," in this building in the early 1930s. During World War II, the couple left the grocery business and managed apartments ("Cascade Court") on North Cottage Street in Salem for a brief period.¹¹

The Bush portion of the block was damaged by fire in 1960, and subsequently demolished. The ground floor of the Breyman portion of the block was remodeled in 1911, 1926, and 1965, but is otherwise substantially intact. Three windows, with decorative molding and parapet treatment, extended across the upper floor then as they do today.

155 – 163 Commercial Street, NE

Classification: Vacant - Parking

Historic Name: N/A

Current Name: N/A

Year of Construction: none

⁹ *Portrait and Biographical Record of the Willamette Valley, Oregon*, Chicago: Chapman Publishing Company, 1904, 1304; Robert Carlton Clark, *History of the Willamette Valley, Oregon, Volume II*, Chicago: S.J. Clarke Publishing Company, 1927, 515; *Capital Journal*, July 2, 1938, sec. 1, p. 5.

¹⁰ Marion County deed book, vol. 235, p. 637 and vol. 259, p. 330.

¹¹ *R. L. Polk's Salem City and Marion County Directory*, Portland: R.L. Polk & Company, 1921, 1924, 1927-28, 1932, 1935, 1937-38, 1942, 1945, and 1950.

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Legal Description: 073W27AB3300; Salem Addition, Lot from 2, Block 48

Owner(s): Pioneer Trust Company
POB 2305
Salem, Or 97308

162 – 170 Commercial Street, NE

Classification: Vacant -- Parking

Historic Name: N/A

Current Name: N/A

Year of Construction: none

Legal Description: 073W27AB8200; Salem Addition, Lot from 7, Block 33

Owner(s): Evan Boise, *et al*
180 Commercial St., NE
Salem, Or 97301

174 Commercial Street, NE

Classification: Historic Contributing

Historic Name: Breyman Brothers Block

Current Name: Bike Peddler/McEwen Photo

Year of Construction: 1904/1940s/1960s

Legal Description: 073W27AB8200; Salem from Lots 7, Block 33 (See also 188 Commercial, same owner, Lot 8300)

Owner(s): Evan Boise, *et al*
180 Commercial St., NE
Salem, Or 97301

Description: This two-story building, constructed in 1904, was remodeled in the late 1940s to its current stucco finished Modern style appearance. The second-floor fenestration of the west elevation has four bays with each bay containing two large one-over-one, double-hung wood sash windows. The building to the north was remodeled at the same time to have the same exterior appearance.

The ground-floor facade has an umbrella-type awnings arching out over the sidewalk. The ground floor storefronts incorporate recessed entrances with tile floors and tile bulkheads (c.1940s), and newer display windows and transoms that have aluminum sash (c.1960s).

This building retains sufficient historic fabric and design to describe the 1940s. The changes to the storefront are typical of the area and do not significantly diminish the integrity of the structure. This building contributes to the historic character of the downtown district.

History and Significance:

This building replaced three buildings from the 1870s and was constructed c.1904 as retail spaces and offices and to be part of the "Breyman Block". The so-called "Breyman Block" of brick featured four bays of paired windows on the second floor with a corbelled cornice and stepped parapet with an upper edge that was slightly shorter than the adjoining Breyman Brothers block to the north.¹² Retail shops occupied the

¹² *Oregon Statesman*, 3 February 1904, "Breyman" folder, David Duniway Papers, Marion County Historical Society, Salem, Oregon.

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ground floor with offices on the second floor. Both Breyman buildings remained relatively unchanged until the late 1940s when the Breyman/Boise family had the exterior of both buildings completely updated and modernized. All decorative ornamentation was stripped away and replaced with a smooth sleek wall (except for three indented narrow horizontal bands above the second-floor windows), evocative of the then-popular International style of architecture. This sudden transformation, which catapulted the buildings into the mid-twentieth century, unified their appearance. The exterior appearance of both buildings, which has changed little since mid-century, reflects this waning era of downtown commercial business and of efforts to revive it in the mid-1900s.

Werner and Eugene Breyman contributed to the commercial development of several communities in the Willamette Valley, including Amity, Lafayette, Portland, and Salem. Natives of Bockenem, Hanover, Germany, Werner and Eugene Breyman immigrated to the United States (Wisconsin) in 1846 and 1853, respectively. Werner traveled overland to Oregon Country from Milwaukee, Wisconsin, in 1850; Eugene departed Wisconsin, in 1855 by way of the Isthmus of Panama. In 1856 the two brothers formed a partnership and undertook numerous business ventures over the next half century. They operated a general merchandise store in Lafayette, Oregon, and at a crossroads that became the nucleus of Amity. They brought their mercantile acumen to Salem in 1863-64, opening a store first in the Moore block at the northwest corner of Commercial and State streets and, in 1874, in the Breyman Brothers, or "White Corner," building. Their business was said to be the largest retail and wholesale general merchandise store in Oregon outside Portland. The brothers retired from merchandising in 1880 and turned to real estate development and the loan business. Over the next two decades, Werner and Eugene Breyman owned and developed Midland and Rosedale additions to Salem, and had financial interests in the Sunnyside, Eastland, and Boise additions in Portland. Additionally, they held stock in several regional banks. Both men were long-time members of the Masonic fraternity. The family homes of both Breyman brothers were centers of social life in Salem in the 1800s.¹³

Descendants of the two Breyman families continued their involvement in Salem's business community for over a century and a half. Werner and Isabella Watt Breyman, who were married in the early 1850s, raised three (of a total of seven) children who lived to adulthood: Anna Prael (of Portland), Elva Brown, and Ada Eldredge (resident of Manila). Eugene and Margaret E. Skaife Breyman raised three daughters: Lena M. Snedecor (of Birmingham, Alabama), Minnie L. Boise, and Jessie A. McNary. Each of the Breyman children appeared to have acquired 1/6 of an interest in the Breyman brothers' property at the corner of Commercial and Court streets. Lucille and Reuben Breyman Boise became intimately associated with the Breyman brothers' property by the late 1940s. Reuben Breyman Boise was the son of Reuben P. Boise who had been a newspaperman at the Salem *Oregon Statesman* and at the Tacoma, Washington, *Daily News*, as well as being a Salem realtor and financier. Reuben Breyman Boise was also the grandson of Reuben P. Boise, an 1850 Oregon pioneer, circuit judge, and Chief Justice of the Oregon Supreme Court.¹⁴ In the year 2000, this property remains under Boise family ownership.

188 Commercial Street, NE

Classification: Historic Contributing

Historic Name: Breyman Brothers Block

Current Name: Maple Tree Florist

¹³ *Portrait and Biographical Record*; Clark, *History of the Willamette Valley*, Vol. II, 515; *Capital Journal*, July 2, 1938, sec. 1, p. 5.

¹⁴ Clark, *History of the Willamette Valley, Oregon, Volume II*, Chicago: S.J. Clarke Publishing Company, 1927, 504-505; *Capital Journal*, December 31, 1979, 7A.

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Year of Construction: 1874/1940s/1960s

Legal Description: 073W27AB8200; Salem from Lots 7, Block 33 (See also 174 Commercial, same owner, Lot 8300)

Owner(s): Evan Boise, *et al*
180 Commercial St., NE
Salem, Or 97301

Description: This two-story building, constructed in 1874 in the Italianate style, was remodeled in the late 1940s, to its current Modern style appearance. The second-floor fenestration of the west elevation has four bays with each bay containing three large two-over-three, double-hung sash windows. This building and the building to the south were remodeled to have the same exterior appearance.

The ground-floor facade has an umbrella-type awning arching out over the sidewalk. The ground floor storefronts incorporate recessed entrances with tile floors and tile bulkheads (c.1940s), and newer display windows and transoms that have aluminum sash (c.1960s).

This building retains sufficient historic fabric and design to describe the 1940s. The changes to the storefront are typical of the area and do not significantly diminish the integrity of the structure. This building contributes to the historic character of the downtown district.

History and Significance: The "Breyman Block" contained retail shops occupied the ground floor with offices on the second floor. Both Breyman buildings remained relatively unchanged until the late 1940s when the Breyman/Boise family had the exterior of both buildings completely updated and modernized. All decorative ornamentation was stripped away and replaced with a smooth sleek wall (except for three indented narrow horizontal bands above the second-floor windows), evocative of the then-popular International style of architecture. This sudden transformation, which catapulted the buildings into the mid-twentieth century, unified their appearance. The exterior appearance of both buildings, which has changed little since mid-century, reflects this waning era of downtown commercial business and of efforts to revive it in the mid-1900s.

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¹⁵ *Portrait and Biographical Record*; Clark, *History of the Willamette Valley*, Vol. II, 515; *Capital Journal*, July 2, 1938, sec. 1, p. 5.

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Descendants of the two Breyman families continued their involvement in Salem's business community for over a century and a half. Werner and Isabella Watt Breyman, who were married in the early 1850s, raised three (of a total of seven) children who lived to adulthood: Anna Prael (of Portland), Elva Brown, and Ada Eldredge (resident of Manila). Eugene and Margaret E. Skaife Breyman raised three daughters: Lena M. Snedecor (of Birmingham, Alabama), Minnie L. Boise, and Jessie A. McNary. Each of the Breyman children appeared to have acquired 1/6 of an interest in the Breyman brothers' property at the corner of Commercial and Court streets. Lucille and Reuben Breyman Boise became intimately associated with the Breyman brothers' property by the late 1940s. Reuben Breyman Boise was the son of Reuben P. Boise who had been a newspaperman at the Salem *Oregon Statesman* and at the Tacoma, Washington, *Daily News*, as well as being a Salem realtor and financier. Reuben Breyman Boise was also the grandson of Reuben P. Boise, an 1850 Oregon pioneer, circuit judge, and Chief Justice of the Oregon Supreme Court.¹⁶ In the year 2000, this property remains under Boise family ownership.

175 Commercial Street, NE

Classification: Non-Historic Non-Contributing

Historic Name: Unknown

Current Name: Adult Shop

Year of Construction: c.1890; 1970s

Legal Description: 073W27AB3200; Salem Addition, from Lot 1 & 2, Block 48

Owner(s): Julian H. Burroughs

POB 12865

Salem, Or 97309

Description: This is a small, single-story building which is set back approximately fifty feet from the sidewalk. The original exterior wall on the south side appears to remain as part of the building, with the lower portion of this same wall acting as a fence along the southern property line as it extends from the building corner out to the sidewalk and joins a wood fence that creates an "alley-way" between the parking lots on either side. This building has lost most of its original fabric and is mostly new construction. Therefore it is considered to be a non-historic non-contributing building within the historic district.

179 - 197 Commercial Street, NE

Classification: Historic Contributing (Listed in National Register of Historic Places, 1981)

Historic Name: Bush and Brey Block and Annex

Current Name(s): The Pointe Restaurant/Bar; Busick Court Restaurant

Year of Construction: 1889 / c. 1918; 1970s

Legal Description: 073W27AB3000, and 3100; Salem Addition, Lot 1, Block 48

Owner(s): C & G Prop, et al

2673 Commercial St., SE

Salem, Or 97302

Description: This unreinforced brick masonry block, constructed in 1889, with additions in the late 1890s and early 1900s, displays characteristics of the Italianate style, designed by Walter D. Pugh, architect. It is

¹⁶ Clark, *History of the Willamette Valley, Oregon, Volume II*, Chicago: S.J. Clarke Publishing Company, 1927, 504-505; *Capital Journal*, December 31, 1979, 7A.

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on the southwest corner of Commercial and Court streets. The building retains its ornament, which display windows and recessed entrances on the ground level. The second-story fenestration includes one-over-one, double-hung windows with flat brick arches above. The second-story windows in the northerly portion are grouped in pairs; those in the southern portion are arranged as three separate bays of equal width. The second-story bay over the ground-floor stairway entrance is a narrow bay accented by pilasters. Pilasters are also used at the corners of the building. The ground-floor facade has cast iron and galvanized sheet metal elements used as corner piers, as belt cornices and to create a central pediment and elliptical-arched portal. The upper wall contains a belt cornice below the transom line and an elaborate entablature and a patterned, sloped parapet with pediments over the central bays of the facade.

The original Bush and Brey block was a 72 x 90 foot building divided by a central stairway. As early as 1895 the rear addition had been extended another 40 feet to form a two-story wing measuring approximately 35 x 60 feet overall. By 1926, the addition filled the lot to the alley.

Another three-bay section was added to the south side of the block sometime after 1915. It was also designed by Walter Pugh, who used the same materials and stylistic treatment to match the existing building. This building has undergone some changes over the years, including the replacement of the bulkheads and storefront windows and transoms, with anodized aluminum sash. However, the decorative features of the building and the remaining historic materials are sufficient to display the historic character of the period and it contributes to the qualities of the downtown district.

The ground floor of the rear wing was occupied by J.L. Busick and Sons, Grocers, during 1924-1970. In 1971-72 the owners adapted the ground floor for restaurant use and leased the upstairs for office use. The ground story alterations included the loss of parapet cresting and flues. A section between the addition and the original building was constructed of wood and removed, at which time the space was bridged by a second story skywalk and railing framed by an archway. The ground story street facade of the addition, already remodeled in the period following its adaptation as a grocery store in 1924, were filled in by used brick in round-arched openings. In the two-story brick rear addition, openings are round-arched in the ground story, with new glazing and sash. Second story openings are segmental arched with central mullion and transoms. The upper wall contains a simple corbeled dentil band.

The building appears as two structures due to the changes to the rear addition or annex. They were built as one structure and continue to be under the same ownership, and included as one resource in the nomination form for the National Register of Historic Places. Therefore, this building is being considered one resource for the purposes of the district nomination.

History and Significance: The original block was designed by architect Walter D. Pugh and built for Salem businessmen Asahel Bush and Mortiz Brey. Pugh also designed the Thomas Kay Woolen Mill (1896), a National Register property, and the Richardsonian Romanesque City Hall of 1897.¹⁷ In 1889 Pugh also designed the Bush-Breyman Block, a nearly identical commercial building near the south end of the same block. The cast iron used on the block's facade was manufactured by the Salem Iron Works (an employer of twenty-seven persons in 1889); the bricks were produced by the George Collins brickyard, which produced over 550,000 bricks that were used in Salem's renewal of 1889.¹⁸

Asahel Bush (1824-1913), president of the Ladd and Bush Bank, moved to Oregon from Massachusetts in 1850 by way of Cape Horn. He founded the *Oregon Statesman*, a local Salem newspaper that continues to be published, and he organized the local Democratic Party.

¹⁷ *Ibid.*

¹⁸ *Ibid.*

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Mortiz Brey (1815-1894) was a cabinetmaker. He immigrated to the United States in 1934, moved to Astoria, Oregon, in 1851, and to Salem the following year. His son, A.C. Brey, was the bookkeeper at the Ladd and Bush Bank. Mortize Brey was injured during construction and was replaced by W.F. Boothby who continued as contractor. One worker died during construction.

The history of the building's use is informative: There has always been some retail clothing store there: Dalrymple's, Krausse, McVoy, The Chicago Store, Oregon Shoe Co., Gale & Co., The Army & Outing Store, and Les Newman's. Les Newman's has occupied the Bush and Brey Block since 1934. From 1917 until 1934, Buren's Furniture and Luggage Store occupied the southern-most portion of the block. J. L. Busick & Sons operated a grocery store at the location from 1924 until 1970. Upstairs businesses included several printers, hemstitchers and dressmakers as well as three savings and loan companies, a dentist, a lawyer, the Salvation Army (1935-1942), the Knights of Columbus (1947-1949), and the Order of the Moose (1953-1955).

The first tenant of the Bush and Brey Block was Myra Sperry, a photographer. Bryon Randall used Sperry's studio in the 1930s. Randall subsequently acquired great notoriety as a California artist. Sperry sold her business to Cherington and then to Tom Cronise who also used the studio. The accumulated photographs of these three photographers comprise a collection of the Oregon Historical Society. In the 1940s the Salem Art Association used part of the upstairs as classrooms for a Creative Art Group.

The Bush and Brey Block and the Annex are listed on the National Register of Historic Places. They were added to the National Register in 1981.

201 - 211 Commercial NE

Classification: Historic Contributing

Historic Name: Anderson Building

Current Name(s): Nopp's Jewelry & Art/Antique Village

Year of Construction: c.1900

Legal Description: 073W22DC08900 and 9000. Salem Addition, from Lot 4, Block 49

Owner(s): Mark Gehlar, Trustee
774 Cascade Drive, NW
POB 5245
Salem, Oregon 97304

Description: This is a two-story Commercial style building at the corner of Commercial and Court streets. Originally this site was a part of the Starkey McCulley Block (see 223-233 Commercial St NE), and it appears that the existing building was constructed c.1900. The east-facing facade presents a two-bay ground floor and a four-bay second story. Second-story tripartite windows retain the wood mullions between a center fixed panel flanked by single hung windows with aluminum sash. The ground-floor facade has large aluminum-framed plate glass windows and aluminum-framed double-hung, swinging glass doors. The entrance to the corner store has been remodeled with brick veneer and an angled storefront. The storefront windows along the south elevation consist of large windows with thin bands of tile at the bottom and tile covered columns between the glass, and appears to date from the 1960s. A standing seam metal awning is on the south elevation covering a series of shops that face Court Street.

The primary decorative features of the building include a wide cornice, an ornamental concrete band below the second floor windows, and a parapet. Although changes to the storefronts have altered the first floor appearance, the building retains a majority of its historic fabric and it contributes to the character of the downtown district.

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History and Significance: The Anderson Building contributes to the sense of historic past in the Salem commercial district because the building's second-story fenestration and exterior sheathing are little changed since the turn of the century and because of its association with prominent early Salem businessman, William R. Anderson. William R. Anderson bought this lot on the northwest corner of Commercial and Court streets in 1867.¹⁹ In the 1880s, a two-story building divided into two shops fronting on Commercial Street, and known as "McCully's Block," stood on this site. By the late 1880s, the Sanborn Company fire insurance map of Salem indicates the building had been renamed the "Starkey Block."²⁰ Except for a one-story rear addition on the northern portion of the building added in the early 1890s, and a one-story addition on the rear (west) wall of the Court Street section portion, it appears that the main two-story Commercial Street portion of this building may date from the 1870s or early 1880s and not 1898, as the Marion County Assessor's Office has recorded. The building may have undergone substantial modernization of the exterior facade in the late 1890s, however.

In 1873 the Salem business directory listed Anderson as being in the business of renting "drays and hacks," and horses for hire.²¹ William E. Anderson, born in Salem around 1885, owned and operated a sporting goods store for many years, Anderson's, on the west side of Commercial Street next to the turreted Capital National Bank Building (Globe Travel in the late 1900s).

Max H. Gehlar and his wife, Martha Schnuelle Gehlar, bought this property in 1958. Their children, Mark and Mack G. Gehlar, eventually acquired the property in the 1960s.²²

216 - 220 Commercial Street, NE

Classification: Historic Non-Contributing

Historic Name: England Block

Current Name(s): Dave Wilson Jeweler/Mr. Mystics

Year of Construction: c.1877; c.1940s; c.1980s

Legal Description: 073W22DC08100, Salem Addition, from Lot 5, Block 32

Owner(s): Kenneth Dalke, et al
POB 5170
Salem, Oregon 97304

Description: This is a red brick-faced two-story commercial building having design elements of the Modernistic style. The ground floor has three bays. The southernmost and middle bays provide access to two separate retail businesses; the third, northernmost bay provides access to a stairway leading to the second floor. The second story has four sets of windows of steel casement windows that appear to date from the c.1940 renovation (this is the only portion of the building that currently displays historic features).

The storefront consists of anodized aluminum display windows with newer brick "bulkheads" and recessed entryways, appears to date from the 1980s, and does not contribute to the historic character of the building. No transoms are visible. The umbrella-shaped awnings are not compatible with the historic character of the district. The number of changes to this building over the years have significantly altered its appearance and it does not contribute to the district in its current condition.

¹⁹ Marion County deed book, vol. 9, pg. 107.

²⁰ "Salem, Oregon," New York: Sanborn Company, 1884, 1888, 1890, 1895, updated to 1914, 1926.

²¹ John Mortimer Murphy, compiler, *Oregon Business Directory and State Gazetteer*, Portland, Ore.: S.J. McCormick, Publisher, 1873, 273.

²² Marion County deeds, vol. 571, p. 174 and vol. 733, p. 643; *History of the Bench and Bar of Oregon*, Portland, Ore.: Historical Publishing Company, 1910, 138; *Statesman-Journal*, March 24, 1981, B2.

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History and Significance: The England Block, probably built around 1877 and remodeled after World War II, conveys a sense of evolving commercial development in Salem's historic district. The building has retained much of its second-floor exterior physical integrity since the late 1940s. The property is associated with one of Salem's early wagon makers, William England, as well as other leading Salem business people, including R.M. Wade and the Fitts family (William S. and Lulu Fitts and Ira and Ruth Fitts).

William England purchased this site in the 1860s; mortgages taken out against the property in 1877 suggest that the existing building may have been constructed that year. The "England Block," which included an additional adjoining building to the north, appears on the 1884 Sanborn fire insurance company map of Salem, Oregon. This building also appears in an 1886 photograph of Commercial Street. At that time and for the next seventy years, the southern two-thirds of the two-story brick England Block (comprising the present building) featured two store fronts, each with three sash windows with semi-elliptical heads and low relief ornamentation above. Typical of most Italianate style buildings, the England Block featured a projecting roof cornice with decorative brackets below, and an ornate plaque with finial raised above the roofline parapet. (This ornamentation was later removed.)²³

Very little is presently known about William England. He arrived in Salem early in the town's commercial development, and owned the parcel on which this block stands from the 1860s to the mid-1880s. In an 1873 city directory, he is listed as a wagon maker. In the 1880s the building on this lot was used for a "carriage repository"; in the 1890s two shops occupied the building, a sewing machine shop and a bicycle shop. R. M. Wade bought this building from England in the mid-1880s.

Robert M. Wade, overland immigrant to Oregon in 1850, founded R. M. Wade & Company in Salem in 1865. "Wades," as it was generally known, sold agricultural and household equipment from the two-story brick structure (constructed in 1869) at the corner of Commercial and Court streets, adjoining the England Block. The Wade & Company eventually specialized in farm equipment, carrying all the latest iron tools and equipment manufactured in the 1870s and 1880s and, eventually, tractors. The company also pioneered the use of sprinkler irrigation equipment known as "Wade Rain." By the early 1890s, when R.M. Wade established the company headquarters in Portland, Wades distributed its goods throughout the Willamette Valley and the Pacific Northwest. In 1902 the Salem branch of the business became "Wade-Pearce & Company."²⁴

W.S. Fitts apparently acquired this building in the mid-1920s. Born in Alabama in 1868, W.S. Fitts came west in 1891, first to Walla Walla, Washington, then to Salem, where he farmed. In 1901 he opened a fish market in the 400 block of Court Street. Over the years, he and his son, Ira J. Fitts, built up the leading fish and poultry market in Salem. W.S. Fitts also invested in the Newport Ice and Fish Company, and the Hotel Marion in Salem (once on the southeast corner of Commercial and Trade streets). W.S. and Lulu Elliot Fitts parented three children: Clifford W., Inez G., and Ira J. Ira J., with his second wife, Ruth Staples Fitts, operated the Fitts fish and poultry market until they retired in 1952, and moved to Rancho Mirage, California.

²³ "Salem, Oregon," New York: Sanborn Map Company, 1884, 1888, 1890, 1895; historic photographs of Commercial Street from Al Jones Collection, Salem, Oregon and the Marion County Historical Society, Salem, Oregon; Murphy, *Oregon Business Directory and Gazetteer*

²⁴ Marion County, deed book, vol. 59, p. 431 and vol. 92, p. 293; Sybil Westenhause, "Wade-Pearce and Company," *Historic Marion*, Winter 1999, 4; Lillie L. Madsen, "Wade Company Has Grown With Farming in Valley for 100 Years," *Oregon Statesman*, 1 April 1965, sec. 4, p. 37.

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The Fitts couple owned this property until the late 1970s, when Ruth Fitts's heirs, Franklin and D.K. Fredericks, acquired it.²⁵

223 - 233 Commercial Street, NE

Classification: Historic Contributing (Listed in National Register of Historic Places, 1979)

Historic Name: Starkey-McCully Building

Current Name(s): Earle's Antiques/Gallagher Fitness

Year of Construction: c. 1867/1868

Legal Description: 073W22DC08700 and 8800, Salem Addition, from Lots 3 & 4, Block 49

Owner(s): 223 Commercial: Marilyn S. Fletcher
c/o Carlton Warren, Trustee
850 NE 122nd Avenue
Portland, Oregon 97230
233 Commercial: Michael D. and Angela J. Jones
2802 SE Morland Lane
Portland, Or 97202

Description: This two-story brick unreinforced masonry building, built in 1867, originally extended 120 feet along the west side of Commercial Street. Only the northern 70 feet of the block remains. This Italianate style block is comprised of two commercial two-story, stucco-faced brick buildings. They are the surviving northern-most two stories of a five-story business block. The cast-iron decoration on the facade is believed to be the oldest of its kind in Oregon which remains *in situ*.

The northern-most portion of the primary facade is brick. The second floor has four window bays capped by cornices with scrolled brackets. Restoration of architectural features occurred in the mid-1990s as the upper floor was renovated for residential use. The storefront consists of display windows with wood sash, and an entrance that is flush with the windows and protected by a canvas awning.

Second-story openings on the southern portion (six bays) have been filled with decorator panels; a newer wooden cornice has been added to the parapet. The storefront windows have aluminum sash and wood (vertical siding) "bulkheads." This portion of the building does not currently display much of its historic fabric. More recently a two-story concrete block addition has enlarged the rear of the southern portion.

The Starkey-McCully Building is listed in the National Register of Historic Places (1979) and is considered a contributing structure in the historic district.

History and Significance: The history of both the building and its owners are equally interesting. David McCully was born in New Brunswick in 1814. His family immigrated to Ohio in 1822. In 1844 he moved to Iowa, and in 1848 opened a general merchandise store with his brother, Asa McCully. Later the brothers sold their store and went to California with Amos Starkey, John L. Starkey and Sam Starkey in search of gold. They returned to Iowa with \$5,000 each. Asa McCully and John L. Starkey formed a partnership and moved to Oregon in 1852.

In 1858 McCully and John Starkey opened a general store at the corner of State and Commercial streets (the present location of Ladd and Bush Bank). In 1867 McCully and Starkey erected a new building at 223 Commercial Street, and opened a second store.

²⁵ Marion County, deed book, vol. 308, p. 27 and vol. 298, p. 788, and vol. 112, p. 960; Charles Henry Carey, *History of Oregon*, Vol. II, Chicago: Pioneer Historical Publishing Company, 1922, 83-84; "Ira and Ruth Fitts," *Oregon Statesman*, 9 February 1985; "Ruth Staples Fitts," *Oregon Statesman*, 13 July 1988, 2B.

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Occupancy history can only be traced in detail in the Salem City Directory after street numbers were first adopted in 1886. However, glimpses of the building's use before that year are possible. Nicklin and Company operated a general store selling groceries, dress goods and hardware, and a Mrs. Snyder operated a millinery shop. By 1894 there were two grocery stores in the southern portion of the building. In the northern portion of the building E.S. Lamport had a harness shop, Charles G. Giver repaired boots and shoes, and Charles W. Hellenbrand operated a restaurant. Lamport continued his harness business at that location until his death in 1912. Later occupants included Watt Shipp & Co (sporting goods, 1913-1915); Quackenbush Auto Supplies (1921); F.W. Pettyjohn & Co (automobiles, 1924); the Nash Furniture Company (1928-45); Coast-to-Coast Stores (hardware, 1947-48); and Valley Furniture Business (1951-56).

236 Commercial Street, NE

Category: Historic Contributing

Historic Name: England-Wade Building

Current Name(s): Fathertime Clocks

Year of Construction: c. 1887/1889/1950

Legal Description: 73W22DC08200, Salem Addition, from Lot 6, Block 32

Owner(s) Richard and Ruby Don

236 Commercial Street, NE

Salem, Oregon 97301

Description: This two-story stucco-faced brick commercial building has a fifty-foot street frontage. The second-floor facade of this building, remodeled with Modern style features, has two groups of windows each comprised of four multi-light sash steel windows. A fifteen-foot-wide panel accented by fluting of the wall surface separates the two groups or sets of windows.

The ground-floor facade is composed of large aluminum-framed display windows. The double entry doors are aluminum framed and recessed approximately four feet from the main facade. This storefront appears to date from the c.1950 remodel and is a contributing feature of this building. A horizontal, wood-and-metal canopy supported by six steel bars running from the canopy diagonally up and affixed to the second-story facade protects the front sidewalk and is a contributing feature of the building. Five large, single-light transom windows have been covered.

This building retains its c.1950 appearance which unified the structure into one building and is considered to be a contributing resource in the district.

History and Significance: The England-Wade Building is composed of two buildings, each constructed at a different time in the late 1800s, but remodeled as one unit around 1950. The southern portion of the building is part of the old England Block, probably built about 1877 and extending two storefronts to the south. Property owner R.M. Wade built the northern portion around 1889. It replaced a one-story building that stood on this site. The joined buildings, remodeled around 1950, convey a strong sense of the evolving history of Salem's commercial development from the late 1860s to the early 1950s. It has retained much of its second-floor integrity and its associations with two early Salem merchants.

The England Block, which included three shop spaces (216-236 Commercial in 2000) is associated with William England, one of Salem's early wagon makers and with R.M. Wade, a hardware and farm implement businessman. William England purchased this building site in the 1860s; the northern, two-story section of the block may have been built in the mid-1870s. The "England Block" appears on the 1884 Sanborn fire insurance company map of Salem, Oregon. This building also appears in an 1886 photograph of

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Commercial Street. In the 1880s this portion of the present building featured four double-hung sash windows on the second floor. Throughout most of the 1880s, a one-story building (now the northern part of this structure) stood adjoining the England Block. Between 1888 and 1890, this building was replaced with a two-story structure, with three double-hung sash windows on the second floor. Typical of most Italianate style buildings in the 1870s to the 1890s, the England-Wade Building featured a projecting roof cornice with decorative brackets below.²⁶

R.M. Wade apparently had acquired both sections of the England-Wade Building by the mid-1870s. The building thereafter became intimately associated with the Wade & Company (later Wade-Pearce & Company) hardware business in Salem, whose primary retail store stood on nearby property at the northeast corner of Commercial and Court streets. The property at 236 Commercial Street remained in the Wade and Pearce families until the early 1960s. One hundred years earlier Robert M. Wade, an 1850 overland immigrant to Oregon, founded R. M. Wade & Company in Salem.

George A. Pearce began clerking in the Wade store in 1871; he became president and treasurer of the firm when it was incorporated in 1885. "Wades," as it was familiarly known, sold agricultural and household equipment from their two-story brick structure (constructed in 1869) at the northeast corner of Commercial and Court streets. The nearby England-Wade Building housed agricultural implements (northern portion) in the mid-1880s and seeds and carriages (southern and northern portions, respectively) in the late 1880s and early 1890s. Wades eventually specialized in farm equipment, carrying all the latest iron tools and equipment manufactured in the 1870s and 1880s and, eventually, tractors. The company also pioneered the use of sprinkler irrigation equipment (known as "Wade Rain"). By the early 1890s, when R.M. Wade established the company headquarters in Portland, Wades distributed its goods throughout the Willamette Valley and the Pacific Northwest. In 1902 the Salem branch of the business became "Wade-Pearce & Company." Helen and Dorothy Pearce, daughters of George A. Pearce, acquired the England-Wade Building in 1918 (along with the corner Wade & Pearce building) from Wade & Pearce Company.²⁷ From 1915 to 1929, R.M. Wade's son-in-law, Edward Newbegin, presided over the company, followed by his son, Wade Newbegin.²⁸ The complete remodeling of the England-Wade Building's main facade and, possibly, the construction of a large rear addition took place around 1951 during the ownership of Dorothy and Helen Pearce. Dorothy Pearce sold the building in 1960.

Both Dorothy and Helen Pearce were born in the family home at 267 North Winter Street in Salem, Oregon. Both sisters graduated from Willamette University in the early 1900s. Dorothy, a musician, then attended the New England Conservatory of Music in Boston and also studied music in New York. For many years, Dorothy Pearce maintained a music studio in Salem, taught music, and belonged to several local and national music clubs and associations. Prior to her death in 1966, she served as an officer in the Salem district of the Oregon Music Teachers Association.²⁹ Her sister Helen Pearce, a student of English, became the first women graduate of Willamette University (in 1915) to receive her Ph.D. (in 1930 from the University of California, Berkeley, after receiving her master's degree from Radcliffe College in 1926). Helen Pearce taught English at Willamette University from 1920 to 1955. She was a scholar on the subject of Alfred Lord Tennyson. Later in her career, she chaired the English Department at Willamette. She also became an

²⁶ "Salem, Oregon," New York: Sanborn Map Company, 1884, 1888, 1890, 1895; historic photographs of Commercial Street from Al Jones Collection, Salem, Oregon and the Marion County Historical Society, Salem, Oregon; Murphy, *Oregon Business Directory and Gazetteer*, 274

²⁷ Marion County, deed book, vol. 146, p. 249.

²⁸ Westenhouse, "Wade-Pearce and Company," 4; Madsen, "Wade Company Has Grown With Farming in Valley for 100 Years," sec. 4, p. 37.

²⁹ "Death Claims Music Teacher," *Capital Journal*, February 22, 1966, sec. 1, p. 3.

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authority on local Salem and Oregon history; she co-edited the first ten volumes of "Marion County History." Helen Pearce distinguished herself as the first Oregon woman to preside over Zonta International (from 1938-1940). She was a charter member of the Salem branch of the American Association of University Women. Helen Pearce passed away in 1978.³⁰ The Pearce family estate retained ownership of the Pearce Building property into the late 1900s.

240 - 254 Commercial Street, NE

Classification: Historic Contributing (Listed as Local Landmark)

Historic Name: South Eldridge Block/Greenbaum Building

Current Name(s): Quilted Forest

Legal Description: 073W22DC08300, Salem Addition, from Lot 6, Block 32.

Year of Construction: 1889

Owner(s): Irene Depenbrock
240 Commercial Street, NE
Salem, Oregon 97301

Description: This is a two-story stucco-covered, unreinforced brick building in the Italianate style, most likely designed by Wilbur F. Boothby. It has cast-iron ornamentation on its primary facade. This seven-bay building was originally the southern part of a twenty-three-bay building known as the South Eldridge Block. Most of the ornate decorative features, which serve to define its Italianate character, remain.

The predominate architectural accent of the building is the pedimented entrance that continues from the ground-floor upward to become the tower base. The cornice is canted with brackets, terminating at a bas-relief parapet that is bisected by the tower base (the tower was removed at an unknown date). Between the brackets are twelve one-foot-high sunburst or fan decorative details across the entire width of the facade. The year 1889 appears in twelve-inch-high relief numerals on the tower base.

Each of the seven second-story one-over-one, double-hung sash windows is ornately accented. Each has a transom window and above each transom window in bas-relief trim that extends across the top of the transom window and continues halfway down the side of the primary window to terminate in a decorative bracket with acanthus and ball trim. Decorative pilasters flank the windows and are on either side of the central bay and at the building's edges.

The storefront appears to date from c.1930s-40s. Glass windows, some with steel mullions and others connected through the beveling of the glass, rest on tile bulkheads, line the recessed entryways that have scored concrete floors, and contribute to the historic character of the building, as does the metal canopy that appears to be from the same period. The transoms have been painted over. The building retains its historic integrity and contributes to the character of the downtown district.

History and Significance: The South Eldridge Block, erected in 1889, conveys a sense of historical evolution that characterizes Salem's commercial district. This building is the southern-most seven-bay section of a twenty-three-bay building that extended to the end of the block. It has retained architectural integrity of design, window fenestration, and decorative ornamentation on the second floor, and it is associated with local noteworthy architect Wilbur F. Boothby and Salem's Rostein and Greenbaum families, long-time Salem merchants.

³⁰ "Retired WU professor Helen Pearce Dies," *Capital Journal*, November 13, 1978, 3C.

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Wilbur F. Boothby, a native of Maine born in 1840, was educated at Fulton College in New York, and arrived in Salem, Oregon, in 1864. He bought this property in 1890 from R.M. Wade, a Salem and Portland hardware and agricultural implement merchant. By that time, Boothby had operated a sash and door factory in Salem for many years as well as being a contractor and architect. Boothby also served as first president of the Salem waterworks. In 1872 he built the elaborate Italianate style Marion County Courthouse in Salem (now gone). He also planned and built the state mental institution and contributed to the erection of most public buildings in the state capital.

It is most likely that Boothby designed and built the entire Eldridge Block, including the remaining portion at 240 Commercial Street. The South Eldridge Block is one of several (both residential and commercial) properties owned by W.F. Boothby. With his wife Rebecca A. Dalglish Boothby, W.F. Boothby parented six children, two of whom (Charles G. and Veva McCourt) lived to adulthood. Following W.F. Boothby's death in the mid-1910s, his children owned the building until 1917.³¹

In 1919 the local merchants partnership of Rostein and Greenbaum bought the Eldridge Block. This building had housed Greenbaum's, a department store since 1900, possibly even 1898. It then became Rostein & Greenbaum's in 1903 when Ed Rostein bought into the business.

About a decade after Rostein & Greenbaum became a partnership, Isadore Greenbaum's son, Adolph Greenbaum, joined the family retail business, after attending the U.S. Naval Academy in Annapolis. At this time, Ed Rostein left the business and joined his brother-in-law, Sam Adolph, in opening an insurance and real estate company, Rostein & Adolph Insurance Company. Edward Rostein continued in this venture into his seventies. By then, after sixty years of conducting business in Salem, he had gained the sobriquet of "Dean of Commercial Street."

Isadore Greenbaum died in 1930. Adolph and his wife, Mildred Brunk, ran the store briefly until she died in the late 1920s. Adolph Greenbaum continued on, changing the department store to a fabric shop, probably between 1943 and 1948. The business became known as "Greenbaum's Fine Fabrics."³²

In 1943, Adolph Greenbaum and Ed Rostein sold this building to Roy Lockenour. Adolph rented space from Lockenour with the understanding that Adolph would have the first chance to buy the building if Lockenour decided to sell it. Adolph died in 1960 while on a hiking trip in Olympic National Park in Washington. His sister, Irene Depenbrock, then took over Greenbaum's Fine Fabrics. Irene's husband, Albert Depenbrock, eventually joined his wife in the Greenbaum business.

A few years later, Roy Lockenour told Albert Depenbrock that Lipman's department store wanted to buy the building and that they had agreed on a price, but he was honoring his earlier agreement with the deceased Adolph Greenbaum and offered it to the Depenbrocks first. Albert took his time before telling Irene about this, not realizing that Lipman's intended to replace the building with an enlarged parking lot. After hearing this, Irene Depenbrock immediately went to the bank and successfully obtained financing. She then called Roy Lockenour, who was in a meeting with Lipman's. On December 9, 1966, he sold the building to Albert and Irene Depenbrock, thus preserving it for their future use.

The Depenbrocks' daughter, Sylvia, and her husband, Bill Dorney, bought the business on January 1, 1978. Bill and Sylvia worked together at Greenbaum's Fine Fabrics until 1985 when Bill left to become director of the Salem Downtown Association. Sylvia specialized the shop's merchandise further, changing the fabric store into a quilting fabric shop in 1988, known as "Greenbaum's Quilted Forest." Bill

³¹ Marion County, deed book, vol. 41, p. 438; "Sanborn, Oregon," New York: Sanborn Map Company, 1884, 1888, 1890, 1895; Joseph Gaston, *Centennial History of Oregon, Vol. IV*, Chicago: S.J. Clarke Publishing Company, 1912, 1059-1060.

³² Marion County, deed book, vol. 151, p. 323; "60 Years on Job, Rostein Shuns Retirement," *Capitol Journal*, August 7, 1963, 1; "Salem Merchant Greenbaum Dies," *Oregon Statesman*, August 6, 1960, 1; "Mrs. Eva M. Greenbaum," *Capitol Journal*, 5 February 1951, 15; "Third Generation Runs Business," *Statesman-Journal*, June 25, 1982, 10E.

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and Sylvia Dorney purchased the South Eldridge Block in May of 1999. Greenbaum's Quilted Forest continues to occupy the building in 2000.

241 - 247 Commercial Street, NE

Classification: Historic Contributing (Listed in National Register, 1982)

Historic Name: Benjamin Forstner Store building/South First National Bank Block

Current Name(s): Mary Anne's Wordshop

Year of Construction: 1887/c.1923

Legal Description: 073W22DC08700; Salem Addition, from Lots 2 & 3, Block 49

Owner(s): John and Nina Honey, Trustees

POB 247

Salem, Oregon 97308

Description: This is a two-story unreinforced brick, stucco-faced commercial building of Italianate style designed by Holly A. Cornell. It has a sloping roof with a bracketed cornice with egg-and-dart ornamentation. Two bays on the upper facade contain three double-hung wood sash windows in each bay. Cast iron quoined pilasters frame the bays.

Originally two stores, changes were made to this building by 1923. A central entranceway was established, and the exterior chimneys and ornamental cast iron cresting were removed. A one-story addition on the rear, c.1960, is of concrete block.

The street level is comprised of aluminum-framed display windows. Although not original to the structure, it is a compatible storefront. The transoms have been covered. Both facade corners have cast-iron pilasters with fluted pedestals, a vertical recessed panel, and an "intermediate" capital at the top of the ground-floor windows, culminating in a fluted capital embellished with circles and folded ribbons immediately below the cornice. The building retains its historic qualities and contributes to the character of the downtown district.

History and Significance: The South First National Bank Block was constructed during Salem's first period of private redevelopment, which was stimulated primarily by a desire to avoid fire by replacing wood with brick.

Holly A. Cornell (1859-1911) who practiced architecture in Salem for several years designed the building. Cornell is believed to have also designed two residences in Salem: the Werner Breyman Mansion and the Governor Zenas Moody Mansion. Both mansions are now gone. After his Salem practice, Cornell worked as a foreman of several sash and door companies. The South First National Bank Block is believed to be the only identified, extant building designed by Cornell.

Benjamin Forstner and his family were members of the Aurora (Oregon) colony, a Christian cooperative society founded by Dr. William Keil. It was organized at the Rapite Colony in Harmony, Pennsylvania. Forstner is believed to have immigrated to Oregon in 1863. By 1874 he was living in Salem.

305 - 321 Court Street

Classification: Historic Contributing

Historic Name: Pearce Building

Current Name(s): Beauty Salon; Roz John; Green Thumb

Year of Construction: 1940

Legal Description: 073W22DC08000, Salem Addition, front of Lot 5, Block 32

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Owner(s): Pioneer Trust Company
317 Court Street NE, 203
Salem, Oregon 97301

Description: This two-story Modernistic style reinforced concrete building is on the corner of Court and Liberty streets. The corner of the building forms a curve, sweeping from the south-facing facade around to the west-facing facade. A second-floor window bay repeats this corner curve.

This sweeping curvature is the primary focal point of the building. The second-floor facades are flat, rising straight up to the roof edge without a cornice. The window bays are recessed into the primary plane of the facade. These seven second-story window bays are rectangular, recessed areas containing multi-light steel sash windows. The ground floor of both facades has display windows with stucco "bulkheads." The building has retained its original fabric and design and contributes to the historic qualities of the downtown district.

History and Significance: The Pearce Building, built in 1940, is a contributing resource in the district because of its association with the commercial development of downtown Salem on the eve of the United States entrance into World War II. The building is also associated with sisters Helen and Dorothy Pearce, who owned this site and had the present Modernistic style building constructed. Helen and Dorothy Pearce acquired the property in 1918 from Wade & Pearce Company.³³

Robert M. Wade, overland immigrant to Oregon in 1850, founded R. M. Wade & Company in Salem in 1865. George A. Pearce, Helen's and Dorothy's father, began clerking in the Wade store in 1871; he became president and treasurer of the firm when it was incorporated in 1885. Lot Pearce, his younger brother, served as the company bookkeeper for many years. "Wade's," as it was familiarly known, sold agricultural and household equipment from their two-story brick structure (constructed in 1869) at the corner of Commercial and Court streets. The company eventually specialized in farm equipment, carrying all the latest iron tools and equipment manufactured in the 1870s and 1880s and, eventually, tractors. The company also pioneered the use of sprinkler irrigation equipment (known as "Wade Rain"). By the early 1890s, when R.M. Wade established the company headquarters in Portland, Wade's distributed its goods throughout the Willamette Valley and the Pacific Northwest. In 1902 the Salem branch of the business became "Wade-Pearce & Company." From 1915 to 1929, R.M. Wade's son-in-law, Edward Newbegin, presided over the company, followed by his son, Wade Newbegin.³⁴

Both Dorothy and Helen Pearce were born in the family home at 267 North Winter Street in Salem, Oregon. Both sisters graduated from Willamette University in the early 1900s. Dorothy, a musician, then attended the New England Conservatory of Music in Boston and also studied music in New York. For many years, Dorothy Pearce maintained a music studio in Salem, taught music, and belonged to several local and national music clubs and associations. Prior to her death in 1966, she served as an officer in the Salem district of the Oregon Music Teachers Association.³⁵ Her sister Helen Pearce, a student of English, became the first woman graduate of Willamette University (in 1915) to receive her Ph.D. (in 1930 from the University of California, Berkeley, after receiving her master's degree from Radcliffe College in 1926). Helen Pearce taught English at Willamette University from 1920 to 1955. She was a scholar on the subject of Alfred Lord Tennyson. Later in her career, she chaired the English Department at Willamette University. She also

³³ Marion County, deed book, vol. 146, p. 249

³⁴ Sybil Westenhause, "Wade-Pearce and Company," *Historic Marion*, Winter 1999, 4; Lillie L. Madsen, "Wade Company Has Grown With Farming in Valley for 100 Years," *Oregon Statesman*, April 1, 1965, sec. 4, p. 37.

³⁵ "Death Claims Music Teacher," *Capital Journal*, February 22, 1966, sec. 1, p. 3.

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became an authority on local Salem and Oregon history; she co-edited the first ten volumes of "Marion County History." Helen Pearce distinguished herself as the first Oregon woman to preside over Zonta International (from 1938-1940), and was a charter member of the Salem branch of the American Association of University Women. Helen Pearce passed away in 1978.³⁶ The Pearce family estate retained ownership of the Pearce Building property into the late 1900s.

339 Court Street

Classification: Historic Contributing

Historic Name: Enright-Halik Building

Current Name: Great Harvest Bread Company

Year of Construction: c. 1900

Legal Description: 073W22DC07800, Salem Addition, front of Lot 5 in Block 32

Owners: Great Harvest of Salem Inc.

339 Court Street NE

Salem OR 97301

Description: This is a two-story Commercial style unreinforced brick building that includes decorative brickwork and stucco on the second floor exterior wall. The with three one-over-one, double-hung wood sash windows that date from the historic period; the ground floor has multi-light fixed display windows, and wood paneling, that appear to date from the 1980s. A curved canvas awning extends over the sidewalk. While changes to the storefront do affect the overall appearance of the building in part due to its simple architectural detailing on the second floor, the recessed entrance and the use of compatible display windows, provide a similar configuration to the historic period. This building is considered to be a contributing structure in the district.

History and Significance: The original owners/occupants Olive and John Enright, and Frank and Emma Halik were associated with commercial and medical developments in Salem in the early years of the twentieth century.

Olive Stanton England acquired the property at 337 Court Street in 1899 (as well as the property at 347 Court). By 1905 she very likely had constructed the present two-story building to replace a one-story building on this site. That year she and her husband, John F. Enright, operated a tailor shop in the building and also resided at the same address (possibly upstairs). Olive and John Enright continued to reside in Salem until the mid-1910s when they apparently moved to Portland, where Olive Enright died in 1936.³⁷ In 1924 the Enright couple sold their two properties to Frank E. and Emma Halik, and Alvin and Minnie Stewart.

Frank Halik, a native of LaCrosse, Wisconsin, born in 1883, came to Salem in 1918. Halik learned glass blowing as an apprentice and exhibited his skill at fairs in the Midwest, and later on the West Coast. In Salem, he opened and presided over the Halik Electric Company; Emma Halik was vice-president of the company. In 1924 Halik and A.C. Eoff went into partnership as the Halik and Eoff Electric Shop at 337 Court Street. The joining was apparently short-lived. By 1928 Halik Electric Company alone occupied the building at 337 Court and remained there until the depths of the Great Depression in 1932-33. In 1936 "Cherry City Cleaners" was located on the ground floor and radio KSCM rented the second floor. Burroughs Electric

³⁶ "Retired WU professor Helen Pearce Dies," *Capital Journal*, November 13, 1978, 3C.

³⁷ Marion County, deed book, vol. 70, p. 159; "Salem, Oregon," New York: Sanborn Map Company, 1895, updated to 1914, 1926; Polk, *Salem City Directory*, 1905, 1909-10, 1913, 1917; "Enright," *Oregonian*, August 15, 1936, 11.

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moved into 337 Court Street first-floor retail space around 1938. The Halik couple moved to Portland around 1941. Frank Halik died in 1962 in Portland.³⁸

347 Court Street

Classification: Historic Non-Contributing

Historic Name: Steeves Building

Current Name: Court Street Dairy

Year of Construction: c.1929

Legal Description: 073W22DC07800, Salem Addition, front of Lot 5 in Block 32

Owners: Milk Inc.
347 Court Street NE
Salem OR 97301

Description: This building is a reinforced concrete two-story structure that incorporates characteristics of the Revival architectural style. The upper facade is comprised of a canted Spanish Mission style tile resting atop an unadorned band course. The textured stucco facade on the second level is devoid of relief between the cornice and the two large, square, sliding aluminum windows. The ground floor has aluminum-framed display windows that continue around the corner of the building onto the alley (east) side of the building. A faux stone veneer has been applied to the area below the large display windows. There is an umbrella canopy along the facade.

The changes to the building include both the second and first floors. There is little historic fabric that has not been covered or removed and this building does not contribute to the historic qualities of the district in its current condition.

History and Significance: The Steeves Building was constructed around 1929. Original owner Burpee Steeves was associated with commercial and medical developments in Salem in the early years of the twentieth century.

Burpee Steeves bought the property at 347 Court Street from the Halik and Stewart couples (owners of 337 Court Street) in March 1929. It is very possible that Steeves had the existing two-story building constructed in 1929-30. In a mid-1930s historic photograph of the building (displayed on the wall of the "Court Street Dairy Lunch" at 347 Court Street), the "Steeves" name is clearly visible on the exterior wall, suggesting that Steeves was responsible for the building's construction. Burpee Steeves, born in New Brunswick, Canada, in 1868, came to Oregon in 1886, and received his Doctor of Medicine degree from Willamette University in Portland in 1894. He first practiced medicine in nearby Silverton, Oregon, then practiced in Idaho for twelve years. He returned to Salem and established a practice specializing in diseases of the eyes, ears, nose, and throat. In addition to medicine, Burpee Steeves presided over the Salem Bank of Commerce and owned a business block (the location of his office) at State and Liberty streets in Salem in the 1920s. Burpee Steeves died around 1932; his wife, Sarah, continued to own the Steeves Building until 1936.³⁹

Eoff Electric, Inc., specializing in electric supplies, was probably the first tenant of the ground-floor retail space in the Steeves Building. In May 1936, the "Dairy Lunch" restaurant, then in its fifth year of operation, became new tenants at 347 Court Street. According to a May 31, 1936, *Oregon Statesman* newspaper article,

³⁸ Marion County, deed book, vol. 174, p. 473 and vol. 200, p. 372; Polk, *Salem City Directory*, 1828-29, 1930-31, 1932, 1935; "Frank E. Halik," *Oregon Statesman*, August 15, 1962, D3.

³⁹ Marion County, deed book, vol. 201, p. 447; Clark, *History of the Willamette Valley, Vol. II*; Polk, *Salem City Directory*, 1930-31, 1934, 1938.

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this restaurant, operated by Glenn T. Morris, boasted all new and all electrical equipment in its new location. The Modernistic style rounded lettering in the "Dairy Lunch" sign was displayed below two large second-floor windows, similar to the window openings that presently exist. Henry W. and Ellen Meyers, owners of the prominent Meyers mercantile (later Miller Mercantile Company) in Salem, bought the building later in 1936, and owned it for ten years. Herman A., Abbott A., and Ruth Feitelson owned this building for thirty years beginning in 1946. K.G. and G.R. Morris, owners of the Dairy Lunch, bought the building in 1977. The Court Street Dairy Lunch remains on the ground floor of 347 Court Street in 2000.⁴⁰ —

340 Court Street

Classification: Historic Contributing

Historic Name: New Breyman Block

Current Name: Sid's Furniture

Year of Construction: 1905/c.1980s

Legal Description: 073W27AB08400; Salem Add., front of Lots 7 and 8 in Block 33.

Owner(s): Evan B. Boise, *et al*
340 Court Street, NE
Salem, Oregon 97301

Description: This is a three-story brick Commercial style building with blond brick facing. It has one-over-one, double-hung wood sash windows on the second and third floors. It has a prominent projecting cornice with boxed dentils and scrolled brackets, and decorative brick work. The first floor storefront and transom areas have been changed and appear to date from c.1980, with wood mullions separating large glass, multi-light windows, and wood siding covering the transoms. The changes to the storefront are typical of buildings in Salem, and the upper two stories contain the architectural detailing, materials and character, that provide the physical record to be considered a contributing building within the district.

History and Significance: The New Breyman Block, like the adjoining property to the west fronting on Commercial Street once known as the "White Corner Building," has been long associated with the Breyman family, prominent in the commercial and cultural life of Salem since the 1860s. It is uncertain exactly when the Breymans purchased the land on which this building stands; however, it may have been in the early 1900s, around the time the family bought land immediately to the south. The Breyman family constructed the New Breyman Block in 1910. According to the January 1, 1910, issue of the *Oregon Statesman*, "the building here shown [in a sizeable illustration] is one of several of Salem's handsome business blocks to be erected by the firm of W. & M.E. Breyman." This three-story Commercial style building replaced a row of four one- and one-half-story wood-frame buildings that lined the sidewalk between the "White Corner Building" and the alley.⁴¹

Werner and Eugene Breyman brothers contributed to the commercial development of several communities in the Willamette Valley (including Amity, Lafayette, and Portland) as well as the up-building of Salem's commercial, social, and cultural life during a period of robust growth in the capital city—the 1860s through the early 1900s. Natives of Bockenem, Hanover, Germany, Werner and Eugene Breyman immigrated to the United States (Wisconsin) in 1846 and 1853, respectively. Werner traveled overland to the Oregon Country

⁴⁰ Marion County, deed book, vol. 225, p. 633, vol. 303, p. 888, and vol. 103, p. 198; Clark, *History of the Willamette Valley*, Vol. II, 57-58;.

⁴¹ "Salem, Oregon," New York: Sanborn Map Company, 1884, 1888, 1890, 1895, 1914, and 1926.

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from Milwaukee, Wisconsin, in 1850; Eugene left New Castle, Wisconsin, and came to Oregon in 1855 by way of the Isthmus of Panama. In 1856 the two brothers formed a partnership that engaged in numerous business ventures over the next half century. They operated a general merchandise store in Lafayette, Yamhill County, and also opened a general merchandise store at a crossroads, which eventually became the nucleus of Amity. They brought their mercantile acumen to Salem in 1863-64, first opening a store in the Moore block at the northwest corner of Commercial and State streets and, in 1874, in the Breyman Brothers, or "White Corner Building." Their business was said to be the largest retail and wholesale general merchandise store in Oregon outside Portland. The brothers retired from merchandising in 1880, and turned to real estate development and the loan business. Over the next two decades, Werner and Eugene Breyman owned and developed Midland and Rosedale additions to Salem, and had financial interests in the Sunnyside, Eastland, and Boise additions in Portland. Additionally, they held stock in several regional banks. Both men were long-time members of the Masonic fraternity. The family homes of both Breyman brothers were centers of social life in Salem in the 1800s.⁴²

Descendants of the two Breyman families continued their involvement in the Salem business community for over a century and a half. Werner and Isabella Watt Breyman, who were married in the early 1850s, raised three (of a total of seven) children who lived to mature adulthood: Anna Prael (of Portland), Elva Brown, and Ada Eldredge (resident of Manila). Eugene and Margaret E. Skaife Breyman raised three daughters: Lena M. Snedecor (of Birmingham, Alabama), Minnie L. Boise, and Jessie A. McNary. The property remained in the Breyman Estate at least through the mid-1900s.⁴³

Over the years, there has been continuity in the type of retail businesses holding forth in the New Breyman Block. From an early date, Sanborn Company maps of Salem (1914 and 1926) show that a furniture and carpet business occupied the entire building. C.S. Hamilton Furniture Company, owned and operated by Clarence S. Hamilton who hailed from Jacksonville, Illinois, occupied this building. Hamilton had moved to Oregon in 1891; three years later, he entered the furniture business with Max O. Buren. The Buren & Hamilton Store was the first business to occupy the New Breyman Block. In 1916 the Buren and Hamilton partnership dissolved; but Hamilton continued on in the furniture business until his death in 1944.

.355 - 357 Court Street

Classification: Historic Contributing (Listed in the National Register, 1992)

Historic Name: Paulus Building

Current Name: Northwest Knives & Collectibles; Smith Residence (second floor)

Year of Construction: 1907

Legal Description: 073W22DC07700; Salem Add., front of Lots 3 and 4 in Block 32.

Owner(s): Carole Smith and Eric Kittleson
363 Court Street, NE
Salem, Oregon 97301

Description: This is a two-story, stucco-faced unreinforced brick commercial building, designed in the Commercial style, fifty-by-eighty-five feet in size. The cornice, which projects one foot out from the plane of the facade, traverses the building above the second-floor windows as does a smaller course under the second-

⁴² *Portrait and Biographical Record of the Willamette Valley, Oregon*, Chicago: Chapman Publishing Company, 1904, 1304; *History of the Willamette Valley, Oregon, Volume II*, Chicago: S.J. Clarke Publishing Company, 1927, 515; *Capital Journal*, 2 July 1938, sec. 1, p. 5.

⁴³ *History of the Willamette Valley, Oregon, Volume II*, Chicago: S.J. Clarke Publishing Company, 1927, 504-505; *Capital Journal*, 31 December 1979, 7A.

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floor windows. There are six rectangular one-over-one, double-hung sash wood windows on the second-floor facade. Leaded glass transom windows traverse the entire front facade on the ground floor.

There are two recessed storefronts, with tile below the display windows, and wood doors. A metal canopy extends out from the building between the transoms and the storefronts. This building retains its historic integrity and contributes to the qualities of the downtown district.

History and Significance: The Paulus Building contributes to the evolving history of Salem's commercial district. It achieves significance as a fine example of the Commercial style of architecture and for its association with local contractor Christopher Paulus, who constructed several commercial buildings in Salem. Other known Paulus buildings are either no longer standing or substantially altered. Constructed by Paulus in 1907 as a rental property, this building replaced two small one-story wood structures: a Chinese store and a Chinese laundry.⁴⁴ Paulus removed both, and erected his new brick building located on one of the first paved streets in Salem. The building is substantially intact on the exterior and throughout the interior.

Initially the building was constructed to provide space for a single retail establishment. The building was first occupied by several furniture dealers, including: L.U. Josse, Josse & Moore, and W.M. Moore, who had a combined tenancy from 1908 through 1920.⁴⁵ In 1931 Paulus separated the space into two separate retail spaces. Doughton's Hardware occupied the west end of the building for almost sixty years (1934-1991), becoming a Salem institution as the source of hunting and fishing supplies, house wares, paints, blasting powder, and hardware. The east end was occupied by Elliott Dry Goods Company, followed by Sally's Women's Clothing from 1935 to 1940. After World War II, various renters occupied the east side of the building.

377 Court Street

Classification: Non-Historic Non-Contributing

Historic Name: N/A

Current Name: India Palace Restaurant

Year of Construction: 1960s

Legal Description: 073W22DC07600; Salem Add., front of Lots 3 and 4 in Block 32.

Owner(s): Liberty Investments, LLC
India Palace
377 Court Street
Salem, Oregon 97301

Description: This is a one-story concrete commercial building faced with cultured stone. The central portion of the ground-floor display windows extends up almost to the roofline. The entrance is on the east end of the building and consists of a single glass door. An angled, truncated hipped roof, in front of a secondary, steeply slanted roofline, covered with standing seam metal sheathing, is a predominant feature of the building. A metal canopy extends out from the entrance area.

387 Court Street

Classification: Non-Historic Non-Contributing

Historic Name: N/A

⁴⁴ David Duniway, National Register of Historic Places Inventory-Nomination Form, July 31, 1991

⁴⁵ *Ibid.*

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Current Name: Offices

Year of Construction: c.1980s

Legal Description: 073W22DC07500; Salem Addition, front of Lots 3 and 4 in Block 32

Owner(s): Liberty Investments, LLC
20 Battle Ridge Place
Atlanta, Georgia 30342

Description: This is a one-story stucco-faced brick commercial building. The ground floor has display windows with anodized aluminum sash and an umbrella awning.

399 Court Street

Classification: Historic Contributing

Historic Name: Steusloff Building

Current Name: Steusloff Bldg. (Starbucks)

Year of Construction: 1902/1948

Legal Description: 073W22DC07400; Salem Add., front of Lots 3 and 4 in Block 32.

Owner(s): Jackson Jewelers
225 Liberty ST NE
Salem OR 97301

Description: This is a two-story tile-faced commercial Modern style building on the northwest corner of Court and Liberty streets. Second-floor fenestration consists of seven window bays on the east facade and two on the south facade. Each window has multiple fixed lights.

The name, "Steusloff Building," appears in ten-inch block relief letters on both the south and east facades. Both ground-floor facades have continuous aluminum-framed display windows. The double, full-glass entry doors are situated at the southeast corner of the building and angled at 45 degrees relative to the streets.

A fabric awning protrudes from the ground-floor facade providing cover for sidewalk, and continues around the southeast corner to cover the southern half of the east facade. The northern half of the east facade has been fitted with a permanent, fixed awning. The building retains the majority of its 1948 appearance and contributes to the historic qualities of the downtown district.

History and Significance: The Steusloff Brothers Building, erected in 1902 and substantially remodeled around 1948, helps convey a sense of the historical development in Salem's commercial district. The building's architectural integrity has remained intact on the second floor since the mid-1900s, and it is associated with a family that contributed to the commercial up-building of Salem in the first half of the 1900s. The May 24, 1902, issue of the *Oregon Statesman* announced the construction of the Steusloff Brothers Building: "F.W. Steusloff has purchased the lot on the northwest corner of Liberty and Court streets, thirty-five feet on Liberty [sic] and 100 feet on Court [sic], from D.F. Wagner . . . for \$4,000. . . . It is Mr. Steusloff's intention to tear all those old rookeries . . . down to erect a handsome brick structure which he intends to occupy."⁴⁶ Less than two years later, the January 1, 1904, issue of the *Oregon Statesman* noted the recent completion of the Steusloff Brothers Building in an advertisement for F.W. and W.H. Steusloff's meat market and packing house at the corner of Court and Liberty streets. The photograph accompanying the

⁴⁶ "More Property Sales," *Oregon Statesman*, May 24, 1902.

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advertisement depicted a two-story, smooth concrete-finished building with two bay windows, slightly recessed at their joining with the wall on the main facade fronting on Court Street. Five pairs of double-hung sash windows existed on the east side of the second-floor fronting on Liberty Street. Decorative brackets with dentil and molded swag-like ornamentation below the roof parapet gave the building a distinctly Queen Anne style appearance. Interior stairs along the west wall of the building (entered from Court Street) gave the public access to the second-floor offices of Dr. Wright's dental parlor. An angled corner entrance (similar to the present entrance) opened into the meat market on the ground floor.⁴⁷ The building underwent a major transformation in 1947-48 after Claude, Ivan and Muriel Steusloff took out a mortgage against the property and had the building totally remodeled. An historic photograph of the commercial district looking south on Liberty near the intersection of Court shows the exterior walls of the Steusloff Brothers Building covered with the present streamlined, smooth tile, void of decorative ornamentation and punctuated on the second east-facing floor with seven window bays.⁴⁸ The building appears to have changed little since then.

Brothers Fred and William Steusloff operated a meat market and packinghouse (Valley Packing Company, located at the Marion County Fairgrounds) in Salem for fifty years. For many years, Fred W. Steusloff served as president of the company; William was vice-president. Claude, son of William and Hanna Steusloff, began working for Valley Packing Company in the early 1920s as a "stockman," and the "buyer." By the late 1920s, he became vice-president of Steusloff Brothers and Valley Packing Company. Eventually, the son of Claude and Roma, Ivan, also acquired an interest in the Steusloff property on Court Street, which remained in the family until 1948.⁴⁹

405 Court Street

Classification: Historic Contributing

Historic Name: Brewer Block

Current Name: Big Town Hero

Year of Construction: 1912/c.1950

Legal Description: 073W22DC06600; Salem Addition, front of Lot 5 in Block 22

Owner(s): Alan L. and Brenda K. Haugen
1618 Redwing Court, NW
Salem, Oregon 97304

Description: This is a two-story twenty-five-by-sixty-foot Modern style commercial building situated on the northeast corner of Court and Liberty streets. A textured stucco or "gunnite" surface has been sprayed on top of the unreinforced brick structure. The south ground-floor facade is comprised of display windows and there is a corner angled entrance. The west ground-floor facade contains two covered windows, a pedestrian doorway opening into the rear of the ground-floor commercial space, and an arched pedestrian doorway (now blocked) which once led to a stairway ascending to the second-floor spaces.

The second-floor facades are unadorned surfaces without relief except for rectangular window bays. There are four window bays on the south side of the second story and six along the west side. Each bay contains steel sash windows consisting of a grouping of paired casement windows with fixed lights both above and below.

⁴⁷ "Steusloff Bros.' Market," *Oregon Statesman Illustrated Annual*, January 1, 1902, 45

⁴⁸ Historic photograph looking south on Liberty Street from just north of its intersection with Court Street, Al Jones Collection, Salem, Oregon.

⁴⁹ Polk, *Salem City Directory*, 1909, 1913, 1917, 1921, 1924, 1928, 1932, 1935, 1938, 1945, and 1951; Marion County, deed book, vol. 360, p. 946.

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The removal of cornice and window header ornamentation (which may be replicated where appropriate) and the installation of double-hung sash steel-framed windows on the second story and west side ground floor, probably about 1950, may be considered historic features. The application of the "gunnite" surface materials and the closure of windows makes it a borderline "contributing" resource to the historic district. The window opening size and spacing is unchanged from the original. The building retains the overall form and stylistic features of the c.1950 remodel and is considered a contributing structure in the district.

History and Significance: The two-story Brewer Block, constructed around 1912, conveys a sense of the historical evolution of Salem's downtown commercial district between the early 1900s and 1950.

The property is associated with Charles H. and Joseph Henry Brewer, doctors and businessmen who owned and operated the Brewer Drug Store in this building for many years. Mary E. Brewer, wife of Joseph H. Brewer, clerked in the Brewer Drug Company Store for many years. Charles H. Brewer bought the lot of vacant land on which this building stands in 1903 from L.L. Rowland. Brewer, born in Sioux City, Iowa, came to Oregon at age twelve with his parents. After attending the University of Oregon and graduating from the "medical college" in Salem in 1898, he began practicing medicine in nearby Silverton, and then Stayton, before moving to Salem and constructing the Brewer Block and opening a drug store in it. Joseph Henry Brewer, a physician, also occupied the Brewer Block in the early 1900s.⁵⁰

Rae-Lee, Incorporated, bought the Brewer Building in 1947. It held the property until the mid-1970s. In more recent years, the Brewer Building has been the home of Karl's Shoes and, later, the "Big Town Hero" shop.⁵¹

409 Court Street

Classification: Historic Contributing

Historic Name: Wallace and Mabel Moore Building

Current Name: Florist

Year of Construction: c. 1916

Legal Description: 073W22DC06500; Salem Addition, front of Lot 5, Block 22

Owner(s): Gary and Ladell McIlnay

409 Court Street, NE

Salem, Oregon 97301

Description: This is a two-story, three-bay unreinforced brick commercial building with characteristics of the Commercial style. The second-floor facade is embellished with four pilasters that separate and isolate the three window bays.

The building has a stepped parapet with a central front gable. Beginning at the second floor window bays, the pilasters terminate immediately below the entablature, where a bracket accents the upper terminus of each pilaster. Each second-story window bay contains four lights that are the result of a post-1955 modification. The ground-floor facade is composed of display windows that appear to date from the 1930s based on the curved glass without muntins or mullions and the streamline-style pilasters on the ground floor.

⁵⁰ Marion County, deed book, vol. 82, p. 248; *Portrait and Biographical Record*, 1461; "Salem, Oregon," New York: Polk, Sanborn Map Company, 1890, 1895, updated to 1914, 1926; Polk, *Salem City Directory*, 1905, 1909-10, 1913, 1915, 1917, 1921, 1926; historic photograph of the northeast corner of Liberty and Court streets, c. 1916, Anderson-McIlnay Collection, Salem, Oregon.

⁵¹ Marion County, deed book, vol. 321, p. 250.

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This storefront contributes to the historic character of the building. There is an umbrella-type awning on the building.

This building retains a significant amount of historic fabric, some of which is hidden by the awning, a removable feature. The change of the windows in the second story is the most significant change, however, the decorative architectural detailing around the windows provides substantial visual qualities that describe the historic period. Therefore, this building is considered a contributing resource within the district.

History and Significance: The Wallace and Mabel Moore Building, built around 1916, conveys a sense of historical evolution in Salem's downtown commercial district. Although alterations to the second-floor windows of this building within the last fifty years diminish this building's integrity, the window openings—size and spacing—are unchanged from the original and most of the decorative ornamentation above the street level is intact. These changes could be reversed. Retrieving the first-floor transom lights and replacing the existing awning with one more compatible to those used in Salem before 1950 would help recover the building's integrity. This building is associated with the Moores who contributed to the commercial vitality of Salem in the first half of the 1900s.

Wallace W. and Mabel A. Moore bought this property in early 1915 from Frank W. Durbin, early owner of Salem commercial property (including the building at 315-333 State Street). A two-story dwelling with bay windows stood on the site of the Moore Building at least as late as 1914. Wallace probably constructed the present building around 1915-1916. Wallace W. Moore, a native of Tennessee born in 1871, came to Salem from Kansas in 1910. He soon thereafter founded the Moore Furniture Company and, over time, acquired several properties in Salem. He retired in his fifties to manage his property holdings. Moore and his wife, Mabel, raised two daughters: Dorothy Moore Long (killed in an auto accident with her husband in 1937) and Mabel Lucille Knapp. Wallace W. Moore died of a heart attack in 1937, just four months after his daughter's death. In 1947 his wife, Mabel, sold the property to their daughter, Mabel Lucille Knapp, who retained ownership of the property into the 1980s.⁵²

421 Court Street

Classification: Historic Contributing

Historic Name: Ada and Mark Skiff Block

Current Name: Oasis Records

Year of Construction: c. 1903

Legal Description: 073W22DC06400; Salem Addition, front of Lot 5 in Block 22

Owner(s): Kevin Lafky
429 Court Street, NE
Salem, Oregon 97301

Description: The building is a unreinforced brick Commercial style structure. It has a decorative cornice band with a dentil pattern below which three bays, each with one double hung wood sash window, decorative recessed panels beneath each window, and a second cornice band below. A rigid awning extends out from just above the transom area which has been enclosed. The storefront windows have been changed, but retain the large open display windows with bulkhead area below. The building retains the majority of its historic appearance and materials and contributes to the downtown district.

⁵² Marion County, deed book, vol. 137, p. 578 and vol. 369, p. 600; "Salem, Oregon," New York: Sanborn Map Company, 1884, 1888, 1890, 1895, updated to 1914, 1926; "W.W. Moore Dies Suddenly at Residence," Capital Journal, May 10, 1937, 1.

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History and Significance: This building, constructed around 1906, is associated with the lives of Mark and Ada Velma Calvert Skiff, long-time Salem residents associated with medical and commercial developments in the community.

Mark S. Skiff, the son of prominent pioneering local dentist Lansing S. Skiff, was born in Salem in 1865. The elder Skiff, who pioneered the practice of dentistry in Oregon, bought property and established his home and dental office at 155 Liberty Street, NE in the early 1860s after traveling from his native home in Syracuse, New York, to California (1849), and then to Washington Territory, before arriving in Salem, Oregon, in 1858. Lansing S. Skiff immediately opened a dentist's office. Skiff is reputedly one of the first persons to practice dentistry in the Far West, and was also one of the first so-called "circuit riders" in dentistry in the Oregon Territory. Dr. L.S. Skiff distinguished himself in his profession by becoming one of the first dentists in the United States to make use of a water motor in the operation of his burring machine for cleaning teeth. He also founded the Oregon State Dental Society and served a term as both its president and vice president. Mark S. Skiff apprenticed under his father and joined the senior Skiff in the practice of dentistry under the business name of "L.S. Skiff and Son." Mark Skiff, like his father, pioneered progressive dentistry practices. He reportedly set the first gold crown in Salem around 1890; the "pivot work" for this procedure was done by setting hickory pegs in cement. He kept abreast of the most modern methods of extraction and maintained up-to-date equipment. In 1926 Dr. Mark S. Skiff had the distinction of being the fourth oldest dentist in continuous practice in Oregon. At that time, his dentist's office occupied space in the Masonic Building on High Street (in the nominated historic commercial district).⁵³

Mark Skiff apparently never occupied this building. Offices were in this building. This property remained in the Skiff family until the late 1980s.⁵⁴

429 Court Street

Classification: Historic Contributing

Historic Name: Ada and Mark Skiff Block

Current Name: Offices

Year of Construction: c. 1906

Legal Description: 073W22DC06400; Salem Addition, front of Lot 5 in Block 22

Owner(s): Kevin Lafky
429 Court Street, NE
Salem, Oregon 97301

Description: This building has predominantly Queen Anne characteristics. It has two bay windows joined into one complex bay by an ornamental balustrade. Each of the six windows is emphasized by panels below the sill. The four windows, which are oriented diagonally to the street, are one-over-one, double-hung sash; the two windows parallel with the street are fixed. This multiple, complex bay window is topped with a front gable having two prominent brackets mounted over fish scale shingles. The front gable, in turn, projects from a hip roof dormer which projects from the frieze of the building's primary facade.

⁵³ Marion County, deed book, vol. 1, p. 431; "Salem, Oregon," New York: Sanborn Map Company, 1890, 1895, updated to 1914; "He Has Pioneered in Many Vocations," *Oregon Statesman*, March 28, 1926, 4; H.K. Hines, *An Illustrated History of the State of Oregon*, Chicago: Lewis Publishing Company, 1893, 767; Frank E. Hodgkin, *Pen Pictures of Representative Men of Oregon*, Portland, Ore., 1882, 123.

⁵⁴ "Norwood's Grocery Store," *Oregon Statesman Illustrated Annual*, January 1, 1904, 63; Marion County, deed book, vol. 617, p. 315; "Salem, Oregon," New York: Sanborn Map Company, 1926.

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The ground floor has been altered. The transom area is similar in side, however, the windows are new. The entire ground floor has been recessed, and the window openings changed. However, the uniqueness and remaining integrity of the upper story, which is more visible, is sufficient to consider this building a contributing structure in the downtown district.

History and Significance: The building exhibits distinctly Queen Anne style design characteristics, such as a bay window and a combination of different exterior materials. John A. Darr, owner of the property between 1892 and 1898, may have constructed this two-story building in the 1890s. A building of similar height and proportions, used primarily as a dwelling, appears on an 1895 Sanborn map of Salem. (However, the building is referred to as the "new Skiff building" in a 1904 newspaper article.) The two-story, brick Ada & Mark Skiff Building, was constructed, or, perhaps, remodeled, around 1903.

This building is associated with the lives of Mark and Ada Velma Calvert Skiff, long-time Salem residents associated with medical and commercial developments in the community.

Mark S. Skiff, the son of prominent pioneering local dentist Lansing S. Skiff, was born in Salem in 1865. The elder Skiff, who pioneered the practice of dentistry in Oregon, bought property and established his home and dental office at 155 Liberty Street, NE in the early 1860s after traveling from his native home in Syracuse, New York, to California (1849), and then to Washington Territory, before arriving in Salem, Oregon, in 1858. Lansing S. Skiff immediately opened a dentist's office. Skiff is reputedly one of the first persons to practice dentistry in the Far West, and was also one of the first so-called "circuit riders" in dentistry in the Oregon Territory. Dr. L.S. Skiff distinguished himself in his profession by becoming one of the first dentists in the United States to make use of a water motor in the operation of his burring machine for cleaning teeth. He also founded the Oregon State Dental Society and served a term as both its president and vice president. Mark S. Skiff apprenticed under his father and joined the senior Skiff in the practice of dentistry under the business name of "L.S. Skiff and Son." Mark Skiff, like his father, pioneered progressive dentistry practices. He reportedly set the first gold crown in Salem around 1890; the "pivot work" for this procedure was done by setting hickory pegs in cement. He kept abreast of the most modern methods of extraction and maintained up-to-date equipment. In 1926 Dr. Mark S. Skiff had the distinction of being the fourth oldest dentist in continuous practice in Oregon. At that time, his dentist's office occupied space in the Masonic Building on High Street (in the nominated historic commercial district).⁵⁵

Mark Skiff apparently never occupied this building. Soon after Ada and Mark Skiff bought this property, Norwood's Grocery Store moved into the Queen Anne style building and remained there for at least a decade. J.A. Norwood, native of North Carolina, arrived in Oregon in the late 1870s and farmed in the Howell Prairie area (ten miles east of Salem) for about twenty-five years. In the early 1900s, he moved to Salem and purchased the grocery stock of J.A. Taylor, and moved to the Ada and Mark Skiff Block. In the mid-1920s, a millinery shop occupied the old Norwood's Grocery Store space. This property remained in the Skiff family until the late 1980s.⁵⁶

439 Court Street

Classification: Non-Historic Non-Contributing

⁵⁵ Marion County, deed book, vol. 1, p. 431; "Salem, Oregon," New York: Sanborn Map Company, 1890, 1895, updated to 1914; "He Has Pioneered in Many Vocations," *Oregon Statesman*, March 28, 1926, 4; H.K. Hines, *An Illustrated History of the State of Oregon*, Chicago: Lewis Publishing Company, 1893, 767; Frank E. Hodgkin, *Pen Pictures of Representative Men of Oregon*, Portland, Oreg., 1882, 123.

⁵⁶ "Norwood's Grocery Store," *Oregon Statesman Illustrated Annual*, January 1, 1904, 63; Marion County, deed book, vol. 617, p. 315; "Salem, Oregon," New York: Sanborn Map Company, 1926.

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Historic Name: N/A

Current Name: Big Town Hero

Year of Construction: 1957

Legal Description: 073W22DC06300; Salem Addition, front of Lot 6 in Block 22

Owner(s): Dokay LLC
761 Hylo Road, South
Salem, Oregon 97302

Description: This is a one-story commercial building. Brick facing accents the ground floor. It has a fabric awning over the storefront area. This building was constructed outside the period of significance and does not contribute to the character of the historic district.

447 Court Street

Classification: Non-Historic Non-Contributing

Historic Name: N/A

Current Name: Christian Reading

Year of Construction: 1957

Legal Description: 073W22DC06200; Salem Addition, front of Lots 5 and 6 in 97-98

Owner(s): First Church of Christ, Scientist
935 High Street, SE
Salem, Oregon 97302

Description: This is a one-story concrete commercial building. Its ground floor has brick-faced accents. The building is situated on an alley. It has a fabric awning over the storefront area. This building was constructed outside the period of significance and does not contribute to the character of the historic district.

450 Court Street

Classification: Historic Non-Contributing

Historic Name: H.L. Stiff Furniture

Current Name: Book Bin

Year of Construction: 1916/1960s

Legal Description: 073W27AB05700; Salem Addition, Lot 7, E1/2 of Lot 8 in Block 21

Owner(s): Bar Industries
780 Commercial Street, SE 300
Salem, Oregon 97301

Description: This is a three-story brick commercial structure with blond brick facing. It has a stepped parapet with a bracketed cornice. Both the second and third stories have been significantly altered. The double hung wood windows with transoms above have been replaced with large sheets of glass with aluminum sash. The transom and storefront areas contain large plate glass windows that appear to date from the 1960s. There is a recessed entrance. The windows are the most significant character-defining feature of the building because of they comprise most of the building. Therefore, the replacement of the windows has significantly impacted the building's integrity and it does not contribute to the historic district in its current condition.

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History: The building was constructed in 1916 and the 1921 the H.L. Stiff furniture store was located in this building where it remained for over fifty years. In 1965 the business was purchased from Mrs. H.L. Stiff Str. By seven of the store's employees, four of which formed a new corporation. Members were Ethel Bollier, office manager, who had been with the store 48 years; Virgil Starr, president of H.L. Stiff Inc. and with the store for 32 years; William Kaufman, manager, with the store 29 years; and Allen J. Clark, assistant manager, with the store 23 years. In 1980 the Wills Music Store was in this location.

455 Court Street

Classification: Historic Contributing

Historical Name: Meyers Building

Current Name: Whitlock's Vacuum Cleaner Clinic

Year of Construction: c. 1906

Legal Description: 073W22DC06100; Salem Addition, front of Lots 3 and 4 in Block 22

Owner(s): Coy D. and Marjone Whitlock, Trustees
455 Court Street, NE
Salem, Oregon 97301

Description: This unreinforced brick building is of the Commercial style. Each of its seven one-over-one, double-hung sash windows has a rectangular, decorative concrete lintel. The transom lights, covered with a metal sheathing, are located atop the fixed metal canopy that covered the storefront area. The entrance is recessed and the materials appear to date from the 1950s. It contains large display windows and Roman brick in the bulkhead area. The transom above the entrance door is louvered vertically and opens to let air into the store. Sheet metal wrapped columns support a metal canopy.

This building retains sufficient historic integrity of design and materials to contribute to the character of the downtown district.

History and Significance: The Joseph Meyers Building was constructed in the early 1900s and is a two-story building that conveys a clear sense of evolving historical development in the Salem commercial district between the early 1900s and 1950. It is associated with a family that contributed to the commercial, civic, and cultural vitality of Salem and Marion County.

Joseph Meyers bought this property in late 1897 when the sizeable building once used as the old Marion County Courthouse and two smaller buildings sat on this lot. Meyers probably constructed the present two-story brick commercial buildings around 1906. Meyers came to the United States from Nova Scotia, Canada, when he was a boy. He first journeyed to California during the 1850s before he brought his family to Salem in 1880. He bought the "White Corner" general merchandise store at the southeast corner of Commercial and Court streets (Breyman Brothers Block). Two sons of Joseph and Ellen E. Harvey Meyers, Henry W. and Milton Meyers, purchased Joseph Meyers's mercantile store in 1906. Meyers's store operated for fourteen years before the Miller Mercantile Company bought it in 1920.⁵⁷

467 Court Street

Classification: Historic Contributing (2)

⁵⁷ Marion County, deed book, vol. 65, p. 479; "Salem, Oregon," New York: Sanborn Map Company, 1895, updated, 1926; Clark, *History of the Willamette Valley*, Vol. II, 57-58.

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Historical Name: D'Arcy Building

Current Name: Whitlock's Vacuum Cleaner Clinic

Year of Construction: 1909

Legal Description: 073W22DC06100; Salem Addition, front of Lots 3 and 4 in Block 22

Owner(s): Coy D. and Marjone Whitlock, Trustees
455 Court Street, NE
Salem, Oregon 97301

Description: This building is of the Revival architectural style. It has a stepped parapet, and a prominent cornice with a central arch that sets off the entablature. Its second-story fenestration is comprised of three bays. The center bay has five windows in close proximity; each has a transom window. The two flanking bays contain multi-window windows and transoms with segmental arched openings. Its primary facade is light yellow brick. The transoms have been covered over. The storefront area appears to date from the 1950s. It contains large display windows with wood framing and aluminum mullions, over tile bulkheads. Sheet metal wrapped columns support a metal canopy. This building retains sufficient historic integrity to contribute to the character of the downtown district.

History and Significance: The D'Arcy Building was constructed around 1909 and conveys a clear sense of evolving historical development in the Salem commercial district between the early 1900s and 1950. The D'Arcy Building's upper facade was altered early on, when the building's use changed from a one- and one-half-story movie theater to a two-story retail store. It is associated with a family that contributed to the commercial, civic, and cultural vitality of Salem and Marion County.

Peter H. D'Arcy purchased this property from Joseph Meyers and his wife in September 1908 and this building was probably constructed during the next year. A 1914 Sanborn Company map of Salem shows a one-and-one-half story building that housed a movie theater standing on this site. By 1926 the building had been raised slightly to two stories, its main facade altered slightly, and its use changed to a retail shop.

Born in Brooklyn, New York, in 1853, Peter H. D'Arcy came to the Pacific Northwest with his parents in 1854. Three years later, the family moved to Salem, Oregon, where Peter graduated from Willamette University and began reading law in 1873. D'Arcy was admitted to the Oregon Bar in 1876. Two years later, he became the first clerk of the Oregon Supreme Court, established in 1878. In 1884-85, he served as municipal judge of Salem. D'Arcy also became active in Salem government and business activities as well as Oregon cultural affairs. Salem citizens elected him mayor from 1890-91. D'Arcy invested in Salem commercial property and took a serious interest in the community's business vitality. He was one of the original charter members of the Salem Chamber of Commerce and served as its president in 1914. D'Arcy presided over the Oregon Pioneer Association in 1910, and, for twenty years, the Champoege Memorial Association, which was responsible for erecting a log building in 1918 to memorialize the creation of the Oregon provisional government. D'Arcy was a life member of the Oregon Historical Society and sat on the board of directors for many years. Peter H. D'Arcy died in 1933 and his wife, Teresa A. D'Arcy, passed away less than three years later.⁵⁸

427 Ferry Street, SE

⁵⁸ Marion County, deed book, vol. 104, p. 306; "Salem, Oregon," New York: Sanborn Map Company, 1895, updated to 1914, 1926; Carey, *History of Oregon*, Vol. III, 54-55; *History of the Bench and Bar*, 119-20; Clark, *History of the Willamette Valley*, Vol. II, . 36-37; H.O. Lang, ed., *History of the Willamette Valley*, Portland, Ore.: Himes & Lang, 1885, 839; "Prominent Figure Since Early Days," *Oregon Statesman*, January 1, 1928, p. 13 and March 26, 1928;

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Classification: Non-Historic Non-Contributing

Historic Name: N/A

Current Name: Custom Closets and Storage

Year of Construction: 1955

Legal Description: 073W27AB04300; Salem Addition, front of Lot 5 in Block 20

Owner(s): Rosie Rentals of Salem LLC
15035 Lee Road
Dallas, Oregon 97338

Description: This is a one-story, nineteen-by-sixty-four-foot poured-concrete commercial building. It features a flat parapet, large store front windows, and a metal awning. The ground-floor display windows comprise most of the facade.

431 - 447 Ferry Street, SE

Classification: Historic Non-Contributing

Historic Name: Feed & Seed; Laundry; Restaurant

Current Name(s): Hat Shop, My Sister's Closet, Women's Clothing Store

Year of Construction: c.1925/1950s

Legal Description: 073W27AB04200; Salem Addition front of Lot 5 in Block 20

Owner(s): Rosie Rentals of Salem LLC
15035 Lee Road
Dallas, Oregon 97338

Description: This is a two-story, stucco-faced, reinforced-concrete commercial building. The second-story fenestration is composed of eleven one-over-one, double-hung sash windows. The storefront, which consists of large display windows with thin aluminum mullions, and metal canopy appear to date from the 1950s. Substantial exterior alterations have been made within the last fifty years. There is little architectural detailing that conveys the historic association of the building within this district; therefore, it does not contribute to the district in its current condition.

History: This building appears on the 1926 Sanborn map as a Feed & Seed store, Hand Laundry, and Restaurant. There are also three current uses which include a hat shop and two women's clothing stores.

525 Ferry Street, SE

Classification: Historic Non-Contributing

Historic Name: Auto Repair and Machine Shop/Jorgensen Building

Year of Construction: c.1915/c.1980s

Legal Description: 073W27AB02000; Salem Addition, Lot 5, Block 7

Owner(s): Education Communication Technologies, Inc.
246½ State Street
Salem, Oregon 97301

Description: This corner commercial block consists of a one-story brick masonry building. A balustrade ornamentation has been added to the top of the cornice. There is a series unadorned rectangular panels that traverse both the south and west facades above the ground floor display windows.

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The transoms have been covered over, the storefront windows have been changed, and a corner entrance with a brick veneer surface has been introduced since the historic period. Fabric awnings extend from the building out over the sidewalk. This building does not retain the materials and design necessary to describe the historic period and does not contribute to the district in its current condition.

History and Significance: This building, constructed c.1915, is associated with the life of Ira Jorgensen, a leader in Salem's early and developing automotive industry. Born in Cloud County, Kansas, in 1881, Ira Jorgensen came to Salem, Oregon, in 1891, with his parents, Peter and Minnie Jorgensen. Peter Jorgensen soon opened a wagon shop in Salem. Ira took up blacksmithing at a young age, and ventured into his own blacksmithing business in 1903 (after buying the blacksmith shop of John Holmes), which he continued until 1926. Five years earlier, Jorgensen responded to the mounting ownership of automobiles in Salem (and across the country) by opening an automobile accessories (rims, springs, ties, etc.) business. Ira and his wife, Connie V. Lewis Jorgensen, a bookkeeper, bought the property at 535 Ferry Street in 1925. (At that time a two-story boarding house stood at that location, behind Jorgensen's existing auto repairing and mechanical shop on the corner of Ferry and High streets.) Ira Jorgensen continued to operate his automotive shop, fronting on High Street, through World War II. The Jorgensen Building remained in the ownership of Connie V. Jorgensen until her death in 1967.⁵⁹

535 Ferry Street, SE

Classification: Historic Non-Contributing

Historic Name: Jorgensen Building

Year of Construction: c.1929

Legal Description: 073W27AB02000; Salem Addition, Lot 5, Block 7

Owner(s): Education Communication Technologies, Inc.
246½ State Street
Salem, Oregon 97301

Description: This two-story reinforced concrete building, was built c.1929. Historically it had very simple exterior detailing consisting of a simple cornice band, second-story windows, multi-light transoms, and most likely large display windows. A balustrade ornamentation has been added to the top of the parapet on the primary facade, and ornamental "fans" have been applied to the second-story wall surface above the windows which are one-over-one, double-hung wood sash.

A fabric awning extends from the building out over the sidewalk. The introduction of non-historic features and the changing the storefront/entrance area has significantly altered the building's appearance and it does not contribute to the historic district in its current condition.

History and Significance: The property is associated with the life of Ira Jorgensen, a leader in Salem's early and developing automotive industry. Born in Cloud County, Kansas, in 1881, Ira Jorgensen came to Salem, Oregon, in 1891, with his parents, Peter and Minnie Jorgensen. Peter Jorgensen soon opened a wagon shop in Salem. Ira took up blacksmithing at a young age, and ventured into his own blacksmithing business in 1903 (after buying the blacksmith shop of John Holmes), which he continued until 1926. Five years earlier, Jorgensen responded to the mounting ownership of automobiles in Salem (and across the country) by opening

⁵⁹ Marion County deed, vol. 180, p. 372, Marion County Courthouse, Salem, Oregon; *Salem City and Marion County Directory*, Portland, Ore.: R.L. Polk & Company, 1921, 1924, 1928-29, 1932, 1935, 1938, 1945, 1950; *History of the Willamette Valley, Oregon, Vol. III*, Chicago: S.J. Clarke Publishing Company, 1927, 397-98.

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an automobile accessories (rims, springs, ties, etc.) business. His automotive shop was located near the present building at 535 Ferry Street, but around the corner on South High Street. Ira and his wife, Connie V. Lewis Jorgensen, a bookkeeper, bought the property at 535 Ferry Street in 1925. (At that time a two-story boarding house stood at that location, behind Jorgensen's existing auto repairing and mechanical shop on the corner of Ferry and High streets.) The architectural style of the building at 535 Ferry Street suggests that this two-story stucco-faced edifice may have been built around 1929. Ira Jorgensen continued to operate his nearby automotive shop, fronting on High Street, through World War II. The Jorgensen Building remained in the ownership of Connie V. Jorgensen until her death in 1967.⁶⁰

153 - 191 High Street, SE

Classification: Historic Contributing

Historic Name: John Hughes Company/New Salem Hotel Building

Current Name(s): Salem Blue, etc.

Year of Construction: 1924

Legal Description: 073W27AB03200; Salem Addition, Lots 3 and 4, Block 20

Owner(s): Richard A and Mary A. Sampson
c/o Security Building
416 El Cerrito Avenue
Piedmont, California 94611

Description: This is a corner, two-story reinforced concrete with brick veneer building measuring 165-by-150 feet with characteristics of the Commercial style. The south- and east-facing second-story facades have multiple window bays. The double-hung wood sash windows have been replaced with aluminum casement windows.

The second story facade is simply designed with flat-arched windows with concrete sills. A cornice protrudes (approximately three inches) from the facade's general plane. The ground floor is divided into spaces for separate businesses. Changes to the storefronts appear to have occurred in the 1950s, and include aluminum sash windows, with Roman-style brick bulkheads and partial walls. The transom windows have been covered with a metal diamond-shaped sheeting. Also, a large metal canopy that dates from the same period covers the storefronts on east and south facades. The date of these changes is not known, but appear to be during the 1950s and are reflective of the ongoing changes of that period which are typical of many buildings in downtown Salem. Therefore, the overall appearance of this building retains its historic character and it is considered to be a contributing structure within the Salem Downtown Historic District.

History and Significance: The John Hughes Company Building/New Salem Hotel Building, constructed in 1924, contributes to the overall sense of historical evolution of the Salem downtown commercial district in the first half of the 1900s. Although retail storefronts on the ground level have been "modernized" since 1950, the second story has retained substantial integrity of design, exterior materials, and window fenestration (even though the original wooden, double-hung sash windows have been replaced with aluminum windows in recent years).

John Hughes, a native of Blountville, Tennessee, born in 1831, started west toward the California gold fields in 1852. Instead, he arrived in Portland, Oregon, in the fall of that year and came immediately to

⁶⁰ Marion County deed, vol. 180, p. 372, Marion County Courthouse, Salem, Oregon; *Salem City and Marion County Directory*, Portland, Oreg.: R.L. Polk & Company, 1921, 1924, 1928-29, 1932, 1935, 1938, 1945, 1950; *History of the Willamette Valley, Oregon, Vol. III*, Chicago: S.J. Clarke Publishing Company, 1927, 397-98.

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Marion County. In 1857 he married Emma Pringle. For seven years, the couple engaged in farm work before John Hughes opened a store in Salem in 1863 that sold groceries, paints, oils, and other goods. He operated this business for forty years and it ultimately became one of the most important businesses of its kind in the Willamette Valley. Additionally, he erected a commercial block, part of a bank block, and had an interest in the Salem Flouring Mill. At the time of his death in the early 1900s, he was said to be the oldest merchant in Salem. Lulu Bush, John and Emma Hughes's daughter, presided over the John Hughes Company, formed around 1906. J. Frank Hughes served as secretary-treasurer of the company. By the 1920s, J.F. Hughes managed the John Hughes Company. In 1924 the John Hughes Company erected the present large, two-story building on the northwest corner of South High and Ferry streets on the site of several former wood-frame Chinese shops, a restaurant, and a Chinese cabin. (This block of High Street had constituted Salem's Chinatown for a time.) When first opened, retail shops occupied the ground floor while the "New Salem Hotel" provided lodging for Salem visitors. The hotel entrance and lobby fronted on High Street and faced the Elsinore Theater. The John Hughes Company retained ownership of the building until the mid-1940s.⁶¹

170 High Street, SE

Classification: Historic Contributing (Listed in the National Register, 1991)

Historic Name: Elsinore Theater

Current Name: Elsinore Theater

Year of Construction: 1926

Legal Description: 073W27AB02100; Salem Addition, Lot 6 in Block 7

Owner(s): Salem Theater Auditorium Group at the Elsinore (STAGE), Inc.
170 High Street, SE
Salem, Oregon 97301

Description: This Tudor Gothic Revival style theater, designed by Ellis F. Lawrence, constructed of steel-reinforced concrete, has a rectangle footprint measuring approximately 74-by-145 feet. Its primary facade is a symmetrical arrangement of five separate towers. The central, most prominent tower rises to four stories, culminating in gable-shaped tracery adorned with finials extending above the horizontal parapet.

The west-facing facade is dominated by that central four-story battlemented tower with flanking accessory towers and two-story retail volumes at the outer corners. The front is penetrated by wood-framed, cusped lancet windows with stained glass and articulated with buttressing piers and string courses.

A metal marquee, made by Carl Armpriest of Salem, originally of copper, with Gothic panels above a trefoil edging with fluted light fixtures, was restored in 1984 and is attached by diagonal steel chains running from the front top of the awning, up to the face of the tower.

The entrance has three sets of double doors, restored to the original Flemish oak in 1984. Oak sills of the box office and the poster holders have also been restored to their original finish. There are two sets of doors, one leading to the store on the north side and a door leading to the box office on the south side.

This building is listed in the National Register of Historic Places and is considered a contributing building within the downtown district.

⁶¹ Marion County deed, vol. 92, p. 241 & 243, vol. 126, p. 260, 327, p. 449, Marion County Courthouse, Salem, Oregon; "Salem, Oregon," New York: Sanborn Map Company, 1895, updated to 1924, 1926; *Portrait and Biographical Record of the Willamette Valley, Oregon*, Chicago: Chapman Publishing Company, 1903, 333-34; historic photograph of the Hughes Company Building, Salem Blue Collection, Salem, Oregon.

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History and Significance: The Elsinore Theater contributes to the district both architecturally and historically. Since its completion in 1926, when sound tracks and live vaudeville performances were replacing silent films, the theater has been a dominant architectural feature near the busy intersection of High and State streets. It is an outstanding example of the motion picture theater architecture in Oregon. The largely intact foyer, the centerpiece of the theater, conveys a medieval atmosphere and monumental proportions. The auditorium displays colorful heraldic motifs and a magnificent four-centered, enriched arch containing grillwork. The Elsinore Theater was the leading site of motion picture entertainment in Salem through the Great Depression of the 1930s and post-World War II period of exuberant growth. The Elsinore is the second largest historic moving theater remaining in Oregon today (exceeded only Portland's Paramount Theater on Broadway Street).

The creation of the Elsinore Theater was the result of two men, both products of the Massachusetts universities. George B. Guthrie, the theater's original owner, born in 1882, graduated from Harvard Law School and practiced law in Portland, Oregon. Ellis F. Lawrence, the theater's architect, completed his architectural studies at MIT on the Charles River and moved to Portland, Oregon, in 1906. In 1914 Lawrence would become the first dean of the University of Oregon's School of Architecture.

The Elsinore was designed for both stage and film, and for a time movies were combined with vaudeville. It opened on May 28, 1926, with the presentation of the silent film, "The Volga Boatman," by Cecil B. DeMille.

When the theater was built, the main line of the Oregon Electric Railway still ran down the middle of High Street with trains running between Portland and Eugene, and the new theater must have presented an impressive sight. Its original exterior was stucco with slivers of glass inlaid, which sparkled both in the mid-day sun and the evening theater lighting. This inlaid glass became obscured when the facade was painted over in 1984.⁶²

101 High Street, NE

Classification: Historic Contributing (Listed as a Local Landmark in 1989)

Historic Name: Masonic Temple

Current Name: Franklin Building

Year of Construction: 1911-1912

Legal Description: 073W27AB02700; Salem Addition, from Lots 3 and 4 in Block 21.

Owner(s): County of Marion
100 High Street
Salem, Oregon 97301

Description: This six-story Commercial style building, designed by Ellis F. Lawrence, is on the northwest corner of the intersection of High and State streets. It is constructed of reinforced concrete faced with light brown brick and terra cotta detailing on the east and south (primary) facades. An overhanging cornice with copper brackets adorns the top of the building. The sixth floor incorporates a highly decorative fenestration pattern, consisting of windows flanked by rounded, fluted pilasters rising from bracketed, square piers at the sill belt course that terminate in a decorative lintel band. Decorative urns are placed atop each pilaster and above each pedimented window.

⁶² David Powers, *Salem's Elsinore Theater: A Concise History and Tour Guide*, Salem: n.p., 1983; Allyson I. Barrifcklow and David C. Duniway, "Elsinore Theater, National Register of Historic Places Nomination Form.," 1991.

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The fifth floor east and south facades have arched, double French doors opening onto cantilevered balconies with decorative brackets and stone-cut balustrades. The third and fourth floors have paired one-over-one, double-hung wood sash windows. A sill belt course separates the third from the second floor, which has casement windows. The ground floor has display windows consisting of newer windows with painted metal sash, compatible with the historic building. Canvas awnings are used along the east and south facades.

The building was constructed with stores on the ground level, offices on levels two through five, and the lodge room on the sixth floor. It was designed and built with the modern conveniences of the day, including hot and cold water, gas and electric lights, electric power, and an elevator. The builders used Oregon-made goods and materials wherever possible.

Changes to the building have occurred primarily along the west and north elevations, where the surface has been covered with stucco, the fenestration pattern has been altered, and stair/elevator towers have been added. The original window openings on the west facade are discernible through the ghosting pattern that reads through the stucco surface. Some of the original windows on the north facade remain. The two- and three-story buildings that were originally adjacent to these elevations have been removed, leaving at least the lower levels without a historic fenestration pattern. These are secondary elevations that face parking lots and the changes to their appearance do not significantly alter the overall contribution of this building to the character of the historic district.

History and Significance: Designed by Ellis Lawrence, founder and first dean of the University of Oregon School of Architecture, this building was built in 1912 as a Masonic Hall. It is significant both historically, for its contribution to the social history (fraternal movements) in Salem, and architecturally, as one of the few commercial buildings in the Salem Downtown Historic District that makes liberal use of terra cotta on the exterior facade. This Commercial style skyscraper is handsomely detailed on its street elevations in an eclectic Mediterranean/Venetian Gothic vein. Its architect, Ellis F. Lawrence, became known throughout the Pacific Northwest as a prolific designer of numerous commercial, residential, and public buildings, as a leader in developing the architecture profession in Oregon, and as the founder of the University of Oregon's School of Architecture.

Lawrence was born in Malden, Massachusetts, in 1879. He graduated from the Massachusetts Institute of Technology (MIT) with a degree in architecture. After working for three New England firms, he moved to Portland, Oregon, in 1906. His first business partners were E.B. McNaughton (architect) and Henry Raymond (engineer), both of whom also graduated from MIT.⁶³

Some of Lawrence's early buildings include the Whitman College Conservatory of Music in Walla Walla, Washington, and several Portland, Oregon, buildings, including the Washington High School Gymnasium, the Albina Branch Library, the Peter Kerr House, and the Paul C. Murphy House. Lawrence also designed seventeen buildings on the University of Oregon campus in Eugene as well as the general campus layout. During his career, Lawrence designed over 500 buildings; a survey in 1993 reported that 260 buildings he designed were still standing.⁶⁴

⁶³ Marianne Kadas, Oregon Inventory of Historic Properties, June, 1993.

⁶⁴ *Ibid*; "Salem's New Seven Story Fire Proof Structure," *Oregon Statesman*, December 31, 1911.

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131-143 High Street, NE

Classification: Vacant -- Parking

Historic Name: N/A

Current Name: N/A

Year of Construction: N/A

Legal Description: 073W27AB02500; Salem Addition, from Lot 3 in Block 21.

Owner(s): County of Marion
Salem, Oregon

149 High Street, NE

Classification: Vacant -- Parking

Historic Name: N/A

Current Name: N/A

Year of Construction: N/A

Legal Description: 073W27AB02500; Salem Addition, from Lot 2 in Block 21.

Owner(s): Carole Smith
363 Court Street NE
Salem, Oregon 97301

181 High Street NE

Classification: Historic Contributing - (See also 195 High Street NE - Listed in National Register 1988)

Historic Name: The Central Stage Terminal and Hotel

Year of Construction: 1921

Legal Description: 073W27AB02400; Salem Addition, Lot 1 and from Lot 2 in Block 21

Owner(s): Carole Smith
363 Court Street NE
Salem, Oregon 97301

Description: This three-story reinforced concrete building, constructed in 1921, was built as a bus depot and hotel. The first floor originally had an entrance for a restaurant on the south, a hotel bus depot in the center, and a store entrance on the north. The existing storefront area has been altered, but retains large windows and recessed entryway. Transom windows remain above a canvas awning. The second floor incorporates round-arched openings with double-hung wood sash windows. The third floor wood double hung windows have flat-arched openings. The front portion of the roof is sloped toward the street, with projecting eaves and exposed rafters. The original red tile roofing has been replaced with asphalt shingles. The upper portion of the facade is of a smooth stucco finish. The south side of the building has been stuccoed over and incorporates a gable behind which a stepped wall reveals the shallow depth of the third floor.

This building is part of the National Register nomination with the Odd Fellows Building adjacent on the north end. This building retains its integrity and contributes to the historic qualities of the downtown district.

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History and Significance: The Central Stage Terminal and Hotel contributed to social and commercial developments in Salem during the first half of the twentieth century. This addition to the Odd Fellows Hall (see 195 High Street NE), designed by Morris H. Whitehouse, was completed in 1921. Whitehouse was born in Portland, graduated from MIT in 1906, and entered into several partnerships. This building dates from a period when he had no partners, however. The Mediterranean style he utilized in the design of this building include round arched windows and roofing tiles. In 1935-1937 and in 1951, Frank H. Strubble made revisions to this building and the building to the north. James L. Payne made further revisions in 1952.

The Odd Fellows were responsible for having this building constructed. The Odd Fellows was one of the most successful of over 200 fraternal orders found in nineteenth-century America. The IOOF contributed, socially, to Salem by providing benefits to its members for the cost of illness and funerals, administrative training, and an array of community services (including the founding of a cemetery for all and a public reading room).

The Central Stage Terminal and Hotel company was incorporated September 10, 1921 by J.E. Lewis, L.R. Applegate, and John H. Carson. By 1925 W.W. Chadwick was president and Richard Shepard of Eugene was secretary/treasurer of the company. Transportation was a big part of the history of this building. Buses from surrounding communities and larger cities drove down the alley to the west and received and discharged passengers at the back of this building. The Central Stage Terminal and Hotel Company leased the facility for \$650, and sub-leased space to auxiliary businesses, including a barber shop, a coffee shop and a cigar shop. In 1928 Chadwick moved the business across the street to the northwest corner of High and Court (the Senator Hotel), and from then on Chemeketa Lodge utilized the Hotel which remained the principle business upon which service industries depended.

The first floor of this building was used as a restaurant, a hotel bus depot entrance, and a store. The second floor contained rooms for a manager and an office, with rooms with baths and closets for hotel accommodations, lit by skylights, off a central hall in the back. The third floor was used by the Odd Fellows for a billiard room and library.

195 High Street, NE

Classification: Historic Contributing (Listed in the National Register of Historic Places, 1988; see also 181 High Street)

Historic Name: Odd Fellows Hall and the Annex

Current Name: Office/Condominium Project

Year of Construction: 1900

Legal Description: 073W27AB02400; Salem Addition, Lot 1 and from Lot 2 in Block 21

Owner(s): Carole Smith
363 Court Street NE
Salem, Oregon 97301

Description: This building is addressed as 195 High Street, NE, as well as 456 and 466 Court Street. It consists of a three-story and a one-story addition on the west end. The main portion of this building, constructed in 1900, is a stone, concrete-faced Richardsonian Romanesque style edifice designed by Walter D.

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Pugh and John Gray. It stands at the busy southwest corner of High and Court streets across from the historic and contemporary site of the Marion County Courthouse. It was originally constructed with a central bell tower on the east facade (now gone). The building's symmetry, its utilization of rounded arches, its prominent bell tower base, its third floor lintel course, and its large arched windows make this building a fine example of the Richardsonian Romanesque style.

Both east and north elevations are systematically organized and have a prominent cornice with a flat parapet above. The third floor has nine rectangular bays on the north facade, each containing paired one-over-one, double-hung sash windows. The east facade of the third floor has six such bays with paired windows as well as two arched windows centered in the bell tower base. The ground floor has retained the original theater entrance, complete with box offices and multiple entry doors. This entrance has a historic tile floor that says "Grand Theater." The foundation is of brick and rock. A one-story brick addition, 24 feet along Court Street and 80 feet across the west end was built in the fall of 1900. It has a flat roof. Originally two small stores shared an entrance. In 1922, a concrete addition was added to this addition. In 1936 both additions were rebuilt.

Canopies were added in the 1930s, and some modifications have occurred since then. In 1961 the corner store walls were faced with used brick and the window sill was raised. On the Court Street side, the original narrow window and blank wall were replaced with three storefront-type windows with brick trim. Overall, the building retains its historic character and contributes to the qualities of the district.

History and Significance: The Odd Fellows Hall contributed to social and commercial developments in Salem during the first half of the twentieth century. Architects Walter D. Pugh of Portland and John Gray of Salem designed the 1900 Odd Fellows Hall. Erixon & Van Patten constructed the building. The adjoining Central State Terminal and Hotel and bus terminal addition, designed by Morris H. Whitehouse, was completed in 1921. Income from the rental of the opera house, retail shops and office space supported the work of the Odd Fellows. James DeYoung redesigned the theater in 1935. In 1935-1937 and in 1951, Frank H. Strubble made revisions to this building and the one to the north; James L. Payne made further revisions in 1952. The attached store to the west, on the alley, was rebuilt according to Frank H. Strubble's design in 1936.

The Chemeketa Lodge No. 1, Independent Order of Odd Fellows (IOOF), founded in Salem in 1852 (and located on this site since 1869), is the "Mother lodge" of Odd Fellows in the Pacific Northwest. The Odd Fellows was one of the most successful of over 200 fraternal orders found in nineteenth-century America. The IOOF contributed, socially, to Salem by providing benefits to its members for the cost of illness and funerals, administrative training, and an array of community services (including the founding of a cemetery for all and a public reading room). Additionally, the Odd Fellows Hall is one of only two remaining buildings in the commercial district designed in the Richardsonian Romanesque style.

When the Grand Theater in the Odd Fellows Hall opened in the early 1900s, Salem had a population of 4,258. Opera admissions ranged from \$1.00 for orchestra seats to twenty-five cents for the highest gallery seats. John Philip Sousa's comic "El Capitan" opened the Grand Theater on November 29, 1900. Silent movies came in the 1920s; the Grand String Orchestra often accompanied them. After the arrival of movies with sound, stage shows were presented in the afternoon and movies were screened at night.

In 1927 the Elsinore Theater opened a block down the street, and the crowds slowly abandoned the Grand. Finally, with the advent of television, the Grand closed in the late 1950s. In the early

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1960s it reopened its doors, hosting Salem wrestling matches, which continued until the building became the venue of the Salem Theater of Performing Arts in 1984.⁶⁵

The first offices in the Odd Fellows Hall were rented by Dr. Grace Albright (March 1, 1901), and by Dr. W.H. Byrd (March 16, 1901). The corner retail space (High and Court streets) was rented in July of 1901 to Fred Haas who operated a drug store. Drug stores continued to operate at that same location for over sixty years.

Other long-term businesses and their tenure in this building included: D.H. Mosher, a tailor, from 1908-1942; V.E. Kuhn, a cobbler, from 1920 to 1956; a barbershop; a jewelry store; and Roen's Typewriters.

223 - 233 High Street, NE

Classification: Historic Contributing

Historic Name: T.G. Bligh Building

Current Name(s): Olson Florist, etc. (Quiznos, La Estrelita, Hair Studio)

Year of Construction: 1923

Legal Description: 073W22DC06000; Salem Addition from Lots 3 and 4 in Block 22

Owner(s): Betty L. and Kelley J. Peters, Trustees
c/o Fred Van Natta
499 Court Street, NE
Salem, Oregon 97301

Description: This is a one-story Revival style concrete commercial building on the northwest corner of High and Court streets. This-82-by-120-foot building has a Mission Revival style multi-curved parapet at the building corners, and small ornamental brickwork elements below the cornice.

The storefront appears to retain the original bulkhead materials and proportions, with the windows replaced to include aluminum sash. Some of the storefront windows and transoms have been painted over, but they remain in place. A fabric awning extends out from the building above the transoms. The building retains its integrity and contributes to the historic qualities of the district.

History and Significance: The one-story T.G. Bligh Building, constructed in 1923, has retained substantial physical integrity of design, materials and decorative details since the mid-1900s. Additionally, it is associated with the life of Thomas G. and Anna Bligh, prominent in the commercial and cultural life of Salem.

Born in Halifax, Nova Scotia, Canada, in 1874, Thomas Gregor Bligh came to the United States with his wife and family from Vancouver, British Columbia, around the turn of the century, settling, first, in Portland, Oregon, and, around 1910, in Salem. T.G. Bligh and his son, Frank, soon opened the Star Theater. In 1912 the Blighs built the combined Bligh Hotel and Bligh Theater on the north side of State Street, next to the Masonic Building, between High and Liberty streets. (This complex is now gone and the site occupied by a parking lot.) In August 1922, T.G. Bligh bought this corner lot, then occupied by a one-story wood frame dwelling and office building, from the Salem Elks fraternal organization (BPOE lodge #336). In November 1924, T.G. Bligh died suddenly in an automobile accident on the highway just west of Grand Ronde. He and builder L.C. Davis were returning to Salem from Neskowin, where Bligh had intended to have Davis build a

⁶⁵ Vertical files, "Salem" file, Salem Public Library.

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summer cottage for the family. Frank D. Bligh took over the family hotel and theater business. Bligh completed the building in 1923.⁶⁶

Anna Bligh owned the T.G. Bligh Building until 1927, when in March of that year, Charles P. Bishop bought the building. Born in Contra Costa, California, in 1854, Bishop came to Oregon with his parents two years later, where he grew to adulthood on a farm in Linn County. After engaging in milling and mercantile businesses in Brownsville, Crawfordsville, and McMinnville, Bishop came to Salem in 1889, where he helped build and operate the Thomas Kay Woolen Mill with his father-in-law (Thomas Kay, Sr.). In 1891 he bought the Salem Woolen Mills Store, which evolved into Bishop's men's furnishings store—one of the largest enterprises of its kind in the state outside Portland. Also, between 1909 and 1920, Charles and his sons, Clarence, Roy, and Chauncey, bought three woolen mills—Oregon Worsted Company in Portland (Sellwood), Oregon, the Washougal Woolen Mills in Washougal, Washington, and the Eureka Woolen Mills in Eureka, California. Bishop may have briefly occupied the T.G. Bligh Building with his own shop, although his men's clothing store was on Commercial Street around that time. In 1936, during the Great Depression, Bishop's clothing store for men and boys, moved to the Eckerlen Building on Liberty Street and remained there through the 1960s, when it moved to Center Street. Charles Bishop contributed to Salem's and Oregon's civic and cultural life by serving as Salem mayor (1899-1906), state senator (1915-1918), and trustee of Willamette University for three decades. Bishop died at age 87 in 1941. The T.G. Bligh Building passed from the Bishops Clothing Woolen Mill to the Franklin Group in 1980.⁶⁷

237 - 245 High Street, NE

Classification: Historic Contributing

Historic Name: Arthur Moore Building

Current Name: Primo Micro Spa Salon

Year of Construction: 1924

Legal Description: 073W22DC05900; Salem Addition from Lots 2 and 3 in Block 22

Owner(s): Ilse E. Green, Trustee
1095 Chestnut Street, NW
Salem, Oregon 97304

Description: This is a two-story brick Commercial style building. Four primary brackets extending down from a prominent cornice above the second-story windows divide the main facade into three bays. The center bay has two double-hung wood sash windows. The two flanking bays have three multi-over-one, double-hung wood sash windows in each. The street facade has a stepped parapet divided into three sections by decorative pendants that originate just below the cornice above the second-floor windows.

The storefront area of the building appears to have been altered in c.1980s. The stucco finish and arched windows are not typical of historic storefronts. However, the second floor design and detailing provide sufficient historic fabric and design that describe this building as a contributing structure within the downtown district.

⁶⁶ Marion County, deed book, vol. 172, p. 518 and vol. 190, p. 587; "Salem, Oregon," New York: Sanborn Map Company, 1895, updated 1914, 1926; "Auto Smashup Fatal to Two," *Oregon Statesman*, 4 November 1924, 1; "Theater, Hotel Builder Passes," *Capitol Journal*, 5 November 1960.

⁶⁷ "First Citizen of Salem Passes," *Capitol Journal*, November 18, 1941, 1; "Born a Merchant and Didn't Know It," *Oregon Statesman*, March 28, 1926; Carey, *History of Oregon, Vol. II*, 503-504; Marion County, deed book, vol. 224, p. 520.

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History and Significance: The Moore Building, constructed in 1924, contributes to the feeling of historical evolution in the Salem commercial district. The upper half of the main facade (second floor) retains its integrity of design, materials, window fenestration, and decorative details. The property is associated with Arthur H. Moore, who contributed to the development of Salem's commercial and civic development during the first half of the 1900s.

Arthur H. Moore was born in Des Moines, Iowa, in 1873 to State Supreme Court Judge F.A. Moore and Emma Moore. At age four, he moved with his parents to St. Helens. As a young man, he married Elida Ryan in 1896. The couple moved to Salem in 1898, where Arthur Moore worked as an independent carpenter, and later for the Oregon State Hospital. In 1912 Moore opened a bicycle shop at 421 Court Street (the Skiff Block). In 1923, Arthur and Elida Moore bought parts of two lots, which make up the present High Street property, from Thomas G. and Anna Bligh and F.C. and Mary J. Stone. Presumably, Moore removed the existing one-story house on the parcel and constructed the Moore Building in 1923-24. Arthur Moore soon moved his bicycle shop into the ground-level shop (at 241 High Street); he rented apartments on the second floor. Arthur and Elida Moore took up residence on the second floor of their building in the late 1920s. Arthur Moore was active in Salem civic and social activities, serving on the Salem City Council and the Salem Civil Service Commission. Moore expanded his bicycle shop in 1946 to include hunting, fishing, boating, and camping equipment. Elida Moore died in the late 1930s; Arthur H. Moore died following a lengthy illness in 1949. The Moore couple's two daughters, Ruth Moore and Helen Bradley, acquired the property in the early 1940s.⁶⁸

255 High Street, NE

Classification: Vacant - Parking

Historic Name: N/A

Current Name: N/A

Year of Construction: N/A

Legal Description: 073W22DC05800; Salem Addition from Lot 2 in Block 22

Owner(s): Arnold Porath, et al
12400 Wilshire Blvd., Suite 1450
Los Angeles, CA 90025

198 Liberty Street, SE

Classification: Historic Non-Contributing

Historic Name: Unknown

Current Name: Checks Cashed

Year of Construction: 1920/1960s/1980s

Legal Description: 073W27AB0440; Salem Addition, from Lot 5 in Block 20

Owner(s): Rosie Rentals of Salem, LLC
15035 Lee Road
Dallas, Oregon 97338

⁶⁸ Marion County, deed book, vol. 174, p. 260, vol. 175, p. 182, vol. 252, p. 553, vol. 257, p. 22, and vol. 283, p. 92; "Salem, Oregon," New York: Sanborn Map Company, 1884, 1888, 1890, 1895, updated to 1914, 1926; "Arthur Moore Dies; Former Councilman," *Statesman* 3 May 1949, 2; Polk, *Salem City Directory*, 1902, 1909-10, 1915, 1921, 1924, 1928-29.

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Description: This is a two-story, reinforced concrete, commercial building on the corner of Liberty and Court streets. The south facade has eleven one-over-one, vinyl windows on the second floor. All of these windows appear in one long recessed bay traversing the entire facade. The second level of the west-facing elevation is similarly treated but has only four windows in one bay.

The ground floor has large display windows with aluminum sash above a tile "bulkhead", and a metal canopy projecting over the sidewalk on both the south and west sides, and appears to have been remodeled in the 1950s or 1960s. The storefront and second floor remodels have significantly altered the historic appearance of the building and it does not contribute to the character of the downtown area in its current condition.

195 Liberty Street, SE

Classification: Non-Historic Non-Contributing

Historic Name: N/A

Current Name: Liberty Square Parking

Year of Construction: 1980

Legal Description: 073W27AB07300; Salem Add. from Lots 3 and 4 in block 34

Owner(s): Urban Renewal Agency of Salem
555 Liberty Street, SE, Room 310
Salem, Oregon 97301

Description: This concrete structure is a five-level parking garage with retail and office space on the ground floor. The ground level offices are recessed from the sidewalk on the east side, using the structure above as a covering. The south side is flush with the sidewalk and has canvas awnings for weather protection. The windows incorporate anodized aluminum sash. The upper four floors of the structure are dedicated to parking. This non-historic building does not contribute to the character of the district.

170 - 180 Liberty Street, SE

Classification: Historic Non-Contributing

Historic Name: Unknown

Current Name: Suzanne's Bridal Gallery/Piercing/Trophies

Year of Construction: c.1920s/1960s

Legal Description: 073W27AB04500; Salem Addition, from Lots 5 and 6 in block 20

Owner(s): Rosie Rentals of Salem, LLC
15035 Lee Road
Dallas, Oregon 97338

Description: This is a one-story commercial building. The area above the ground-floor display windows has been completely covered with c.1960s metal sheathing. The ground floor is dedicated to display windows and a full-width metal canopy that projects out over the sidewalk and has a tile facade. The entrances are recessed with angled windows, tile bulkheads, and aluminum window sash. Most of the historic material and design of the building has been removed or covered and it does not contribute to the historic character of the district in its current condition.

150 Liberty Street, SE

Classification: Historic Non-Contributing

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Historic Name: Unknown

Current Name: Quisenberry Pharmacies

Year of Construction: 1926/1980s

Legal Description: 073W27AB4600/4700; Salem Addition from Lots 5 and 6, Block 20

Owner(s): Perry D. Quisenberry, Jr. Trustee
2345 Center Street, NE
Salem, Oregon 97301

Description: This is a two-story commercial building. The primary facade is presumably brick, covered with stucco providing a rusticated appearance. The storefront windows and entrance are within the south two-thirds of the building, and are recessed with anodized aluminum sash. There is no awning. The second floor consists of four fixed glass windows above the recessed entrance and storefront. This building does not contribute to the character of the district and it appears that the historic materials on the front have been removed rather than covered over. (Research has not clearly revealed if any portion of a historic building remains. The interior of the building has high ceilings with columns placed in a fashion typical of historic buildings; the interior surfaces have been covered with wood siding.) There is a narrow parking lot to the north of this building. This building has been significantly altered and it does not contribute to the character of the district.

132 Liberty Street, NE

Classification: Vacant -- Parking

Historic Name: N/A

Current Name: N/A

Year of Construction: N/A

Legal Description: 073W27AB05100; Salem Addition, east ½ of Lot 5 in Block 21

Owner(s): Miriam Bednarz Trust
1408 34th Avenue, NW
Salem, Oregon 97304

Description: This property consists of a narrow strip of land approximately two feet wide and 18 feet in length with no structure on it. It runs north to south and lies between the McGilchrist Building (102-110 Liberty NE) on the west and a parking lot to the east.

102 - 110 Liberty Street, NE

Classification: Historic Contributing (Listed as a Local Landmark)

Historic Name: McGilchrist Building

Current Name(s): Heath Florist

Year of Construction: 1916

Legal Description: 073W27AB05200; Salem Addition, west ½ of Lot 5 in Block 21

Owner(s): Miriam Bednarz Trust
780 Commercial Street, SE, Suite 300
Salem, Oregon 97301

Description: This Revival style two-story cream-colored unreinforced brick building is situated on the northeast corner of Liberty and State streets. Second-floor fenestration is comprised of seven windows on the

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south facade and seven on the west elevation. The fenestration pattern consists of segmental and flat arches, with wood, multi-light casement windows. The wall is embellished with decorative brickwork. The cornice line consists of a narrow band of stucco capped with thin layer of stucco, applied in a geometric pattern, similar to the parapet cap. Rectangular geometric "pendants" located below the cornice band, and diamond shaped elements below the parapet, provide additional accents for the building. The name, "McGILCHRIST BUILDING," inscribed in foot-high relief.

The ground floor is red brick, and wall openings consist of large, bold arches, and/or large circles. The storefront portion of the building is not a contributing feature, however, it is a subordinate feature of the building, with the second floor of the building providing sufficient historic character for the building to contribute to the downtown district.

History and Significance: The McGilchrist Building, constructed in 1916 at the corner of Liberty and State streets, contributes to a visible sense of Salem's downtown commercial development. The architectural integrity, including the windows of its second-floor facade is largely intact. The building is associated with the McGilchrist family, prominent in the commercial, social, and agricultural life of the community.⁶⁹

William McGilchrist, Sr. and his wife, Jane Oliver Caffrey, immigrated from Scotland to the United States in the early 1890s, and settled in Portland, Oregon, with their children. After operating a meat market and grocery there for a couple of years, the family moved to Marion County and took up farming on a thirty-acre fruit ranch south of Salem. In 1908 the family moved to Salem, and operated the "White House Restaurant" on State Street.

The families of both William, Jr. and James McGilchrist acquired an interest in the McGilchrist property in 1913. Around this time, James McGilchrist, Jr. established a furniture store. In 1918 he sold his furniture business and engaged in the real estate business. By the mid-1920s, James McGilchrist and his wife, Eva Savage McGilchrist, owned several business blocks in Albany and Salem, including the McGilchrist Building, as well as a farm on Mission Bottom twelve miles north of Salem.

James McGilchrist, part owner of the building, became engaged in Salem business as the owner of Royal Cafeteria and, later, the manager of the Woolworth's store. In 1939, after completion of the new state capitol building in Salem, James McGilchrist became the first capitol guide, a position he held until his retirement in 1953. William and Eva McGilchrist and James and Elsie M. McGilchrist retained an interest in the McGilchrist Building into the 1960s.⁷⁰

⁶⁹ "Salem, Oregon," New York: Sanborn Company, 1884, 1888, 1890, 1894, updated to 1914.

⁷⁰ Clark, *History of Willamette Valley*, Vol. III, 1927, 47-47; "James McGilchrist," *Oregon Statesman*, September 30, 1962; "Long Illness Takes Life of Salem Native," *Oregon Statesman*, June 16, 1956.

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105 - 135 Liberty Street, NE

Classification: Historic Contributing (Listed as a Local Landmark)

Historic Name: Gray Building

Current Name(s): The Brick

Year of Construction: 1891

Legal Description: 073W27AB06300; Salem Addition, from Lots 3 and 4 in Block 33

Owner(s): Franca M. Dyer, Scott A. McLeod, C.J. McLeod, Frank H. Spears, tenants in common.
13980 S.W. Tooze Road
Sherwood, OR 97140

Description: This is a two-story, stucco-faced, Italianate style unreinforced brick building on the northwest corner of Liberty and State streets. The parapet is embellished with recessed polychrome panels within recessed panels and accented by a center stepped parapet with "GRAY 1861" written in two-foot high recessed letters, with pendant-like elements dropping from the cornice at the building ends and on either side of the center of the parapet. The second-story windows on both elevations are tall one-over-one, double-hung wood sash windows with flat-topped radiating lentils and segmental arched openings, visually joined by a polychrome sill band.

Corner cast-iron columns have a panel and ball design and are embossed with, "Albany Iron Works; Albany, Oregon; 1891." The stairway on the east elevation leading to the second floor has a wrought-iron gate and cast-iron surrounds. The ground floor consists of storefront windows with multi-colored brick "bulkheads" underneath umbrella-shaped awnings. This portion of the building appears to date from the 1970s and is not a contributing feature on the building. The majority of the building, however, retains its historic integrity and it contributes to the qualities of the downtown district.

History and Significance: The Italianate style Gray Building, constructed in 1891, contributes to the overall sense of the Salem commercial district's historical and architectural past. Above its ground-level cast-iron facade, the second floor elevations, fronting on both Liberty and State streets, have retained considerable integrity of window fenestration, materials, ornamentation, and overall design. Additionally, the building is associated with the Gray family, who contributed to the transportation and commercial history of Salem in the late 1800s and early 1900s.

The Gray brothers, Charles A., George B., and William T., contributed to the turn-of-the-century up-building of Salem. In the late 1880s, Charles A. Gray was the superintendent of the Salem Street Railway Company. The Polk Salem directory listed George B. and William T. Gray as a realtor and a capitalist, respectively, at that time.

In 1894 the Grays constructed a two-story building immediately to the north of the Gray Building (at 145-147 Liberty Street). By the early 1900s, William and George Gray pursued their hardware business in the Gray Block, at the northwest corner of Liberty and State streets, and William T. Gray worked as a general contractor. All three Gray brothers left Salem around 1907.⁷¹ In early 1900, Charles Gray sold the building to Russell Catlin and James R. Lynn, Salem residents who were hop growers and merchants doing business as Catlin and Lynn. By 1914, the Gray Building had been broken up into no less than four shops on the

⁷¹ Polk, *Salem City Directory*, 1889-90, 1896, 1898, 1902, 1909; Marianne Kadas, "Gray Building, Oregon Inventory of Historic Properties," June 1993 (Located in Oregon State Historic Preservation Office).

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ground floor with offices on the second floor. Russell Catlin acquired the Lynn interest a few years later. The present owners are direct descendants of Russell Catlin.⁷²

120 Liberty Street, NE

Classification: Historic Contributing

Historic Name: Roth Company Building

Current Name(s): Jonathan's Oyster Bar

Year of Construction: 1916

Legal Description: 073W27AB05300; Salem Addition, South ½ of Lot 6 in Block 21

Owner(s): Miriam Bednarz Trust
780 Commercial Street, SE, Suite 300
Salem, Oregon 97301

Description: This Commercial style two-story unreinforced brick building has a decorative parapet capped with a rounded concrete band, and a prominent cornice. There are seven one-over-one, double-hung wood sash windows. Patterned brickwork lintel and sill courses accent the windows in the central facade. The ground floor facade appears to have been remodeled in the 1970s. This stucco-faced portion of the building incorporates a recessed entrance flanked by fixed windows that have horizontal dimensions larger than the vertical dimensions, and canvas awnings along the building's facade. The storefront, while not a contributing feature, is compatible and does not significantly alter the historic character of the building. The building retains its historic integrity and contributes to the character of the downtown district.

History and Significance: The Roth Company Building, built in 1916, is a contributing property in the Salem commercial historic district. The second floor retains architectural integrity of exterior materials, window openings, and decorative details. In addition, the building is associated with Theodore and Emil Roth, L.H. Barnett, and Edward Schunke, all enterprising Salem merchants in the early 1900s.⁷³ Clarence S. Hamilton sold this property to the Roth Company in February 1912. Four years later, both the Roth Company and the McGilchrist family, new owners of the adjoining parcel on the south, constructed their two-story brick buildings.

Upon completion, the Roth Company grocery moved into the ground floor. In 1900 Theodore and Emil J. Roth joined with Peter E. Graber in the grocery business, then in a retail store at the 400-block of State Street. By the early 1910s, the two Roths had partnered with Barnett and Schunke, and not long after erected the Roth Company Building at 120 Liberty, N.E. The Roth Company (with Theodore Roth as president, Emil Roth as vice-president, Barnett as director, and Schunke as manager) remained in their Liberty Street building through the 1920s. At that time, the YMCA (Young Men's Christian Association) occupied the second floor. Roth Company, Inc. moved to the 200-block of High Street in the 1930s. Theodore Roth became president-manager of the Willamette Grocery Company, Inc. (located on South Cottage Street) by the early 1940s. The Roth Company retained ownership of their Liberty Street property into the 1970s.⁷⁴

145 - 147 Liberty Street, NE

⁷² "Salem, Oregon," New York: Sanborn Map Company, 1895, updated to 1914, 1926.

⁷³ *Ibid.* 1888, 1890, and 1895.

⁷⁴ *Salem City Directory*, 1909-10, 1913, 1917, 1921, 1924, 1928, 1930-31, 1935, and 1940-41; "Roth and Graber Grocers," *Salem Statesman Illustrated Annual*, January 1, 1902.

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Classification: Historic Contributing

Historic Name: Eckerlen Building

Year of Construction: 1894/1936

Legal Description: 073W27AB06200; Salem Addition, from Lot 3 in Block 33

Owner(s): Kinnelon Medical Center, Inc.

POB 230

Salem, Oregon 97308

Description: This building is a two-story, three-bay, unreinforced brick Commercial style building. Each of the three bays on the second-floor facade has three one-over-one, double-hung wood sash windows, with transoms, separated by wood mullions. A narrow brick band divides the first and second floors. The transoms on the first floor appear to date from the period (1936) when the building was remodeled for use as "Bishop's Mens and Boys Wear." The storefront consists of deeply recessed entryways. There are curved storefront windows and "bulkheads" which describe the Modern period when streamlined features were utilized. A central "storefront island" also is elliptical in shape and also utilizes curved glass. (The appearance of the brick along the "bulkhead" area of the storefront suggests it may have been added c.1950.) The floor is of travertine marble, and the ceiling is a stucco finish with portions recessed to mimic the curved surfaces of the storefronts and accentuate the streamline detailing. There is currently no awning or canopy.

A fire in 1999 partially destroyed a portion of the building, including one bay of windows, one-third of the metal cornice, and some of the interior. The building is currently undergoing rehabilitation. It retains sufficient historic materials and design to be considered a contributing resource in the downtown district.

History and Significance: The Eckerlen Building was built in 1894, and added to in the 1910s. The second-floor facade retains substantial architectural integrity. As a result of major exterior renovation in 2000, the second-floor windows along with some architectural details, once obscured, have been recovered. Additionally, the building is associated with the Gray and, primarily, the Eckerlen families, who played an important role in the transportation and commercial history of Salem in the late 1800s and 1900s.

The Gray family evidently had this two-story constructed in 1894, just three years after the completion of the larger Gray block of shops immediately to the south. In 1895 both floors of the Eckerlen Building housed agricultural implements and machinery.⁷⁵ The Gray brothers, Charles A., George B., and William T., contributed to the turn-of-the-century up-building of Salem. In the late 1880s, Charles A. Gray was the superintendent of the Salem Street Railway Company. The Polk Salem directory listed George B. and William T. Gray as a realtor and a capitalist, respectively. By the early 1900s, William and George Gray pursued their hardware business in the Gray Block, at the northwest corner of Liberty and State streets, and William T. Gray worked as a general contractor. All three Gray brothers left Salem around 1907.⁷⁶

Gertrude G. Lownsdale owned this building briefly from 1907-1909. Eugene Eckerlen bought the property in May 1909.⁷⁷ For many years, Eugene Eckerlen operated a saloon in the 200-block of Commercial Street and, later, in the 100-block of Commercial in what became known as the Eckerlen Building. After Eckerlen purchased the building at 145-147 Liberty Street in 1909 it became known as the "New Eckerlen

⁷⁵ "Salem, Oregon," New York: Sanborn Map Company, 1895.

⁷⁶ Polk, *Salem City Directory*, 1889-90, 1896, 1898, 1902, 1909; Kadas, "Gray Building, Oregon Inventory of Historic Properties," June 1993

⁷⁷ Marion County, deed book, Vol. 108, pg. 466

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Building." Eckerlen, however, did not move his saloon into the building and, instead, rented out space to other Salem merchants. By the early 1920s, Eugene and Alice Eckerlen no longer operated a saloon on Commercial Street; they pursued farming until Eugene Eckerlen's death in 1933.⁷⁸ The Eckerlen Building on Liberty Street passed to Eugene Eckerlen, Jr., and his wife, Virginia Eckerlen.⁷⁹

In 1936, during the Great Depression, Bishop's clothing store for men and boys, moved from their Commercial Street store in Salem to the Eckerlen Building and remained there through the 1960s. Bishop's store was founded in Salem by Charles P. Bishop, a pioneer merchant and woolen mill owner and operator. Born in Contra Costa, California, in 1854, Bishop came to Oregon with his parents two years later, where he grew to adulthood on a farm in Linn County. After engaging in milling and mercantile businesses in Brownsville, Crawfordsville, and McMinnville, Bishop came to Salem in 1889, where he helped build and operate the Thomas Kay Woolen Mill with his father-in-law (Thomas Kay, Sr.). In 1891 he bought the Salem Woolen Mills Store that evolved into Bishop's men's furnishings store—one of the largest enterprises of its kind in the state outside Portland. Between 1909 and 1920, Charles and his sons, Clarence, Roy, and Chauncey, bought three woolen mills—Oregon Worsted Company in Portland (Sellwood), Oregon, the Washougal Woolen Mills, in Washougal, Washington, and the Eureka Woolen Mills in Eureka, California. Bishop's men's clothing store continued in operation in Salem at its Liberty Street address through the 1960s, when it moved to Center Street. Charles Bishop served as Salem mayor (1899-1906), state senator (1915-1918), and, for three decades, as trustee of Willamette University. Bishop died in 1941 at the age eighty-seven.

148 Liberty Street, NE

Classification: Historic Non-Contributing

Historic Name: Unknown

Current Name(s): Engleberg's Antiks

Year of Construction: 1915/1960s

Legal Description: 073W27AB05400; Salem Addition, north ½ of Lot 6 in Block 21

Owner(s): Jerry and Betty Williams
3090 Crestview Drive, South
Salem, Oregon 97302

Description: This is single-story unreinforced brick commercial building has had metal sheeting applied to the upper facade. The storefront is deeply recessed with aluminum sash display windows and a "stone" veneer applied to the bulkhead area. There is a large metal canopy and a large sign that displays the current business name. This building has been significantly altered and does not contribute to the character of the district in its current condition.

155 Liberty Street, NE

Classification: Historic Contributing

Historic Name: Skiff Building/Montgomery Ward

Current Name(s): Gold's Gym

Year of Construction: 1936

Legal Description: 073W27AB06100; Salem Addition, from Lot 2 in Block 33.

⁷⁸ Polk, *Salem City Directory*, 1902, 1905, 19-7-08, 1911, 1913, 1915, 1917, 1921, 1924, 1926-27, 1931, 1932, and 1934.

⁷⁹ Marion County deed, vol. 280, pg. 172, Marion County Courthouse, Salem, Oregon; "Eugene Eckerlen," *Capitol Journal*, 20 October 1949, 19.

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Owner(s): Lucinda Ann Kelly
155 Liberty Street, NE
Salem, Oregon 97301

Description: This four-story, brick-faced concrete commercial building, designed by Robert Rowe, is of the Colonial Revival style. Three pedimented dormers with Italianate hooded lintels project from the pitched roof creating a gambrel-roof appearance which terminates with prominent end chimneys. The gable dormers are fitted with six-over-six, double-hung wood sash windows; their sills terminate as part of the cornice that incorporates a prominent dentil ornamentation. The fenestration on the primary elevation consists of four window openings that vertically span both the second and third floors. Each of these window bays contains two sets of eight-over-eight, double-hung wood sash windows. The second floor window in each is embellished with an ornamental balustrade rising from the sill.

The storefront appears to have been modified in the 1970s and consists of display windows with aluminum sash and brick in the "bulkhead" area. The ground floor has a full-width marquee that appears to date from the historic period. Although changes have occurred on the ground level, most of the building's historic character remains and it contributes to the qualities of the downtown district.

History and Significance: The Colonial Revival style Skiff Building, constructed in 1936, contributes to the conveyance of history in Salem's commercial district. The exterior facade of its three floors above the ground level has retained nearly unaltered integrity (except for the loss of a cross-patterned balustrade across the roof at the dormer level). The building is associated with the Skiff family, prominent in medical developments in the region. The Skiff family was also involved with Montgomery Ward, which occupied the building for several decades. In 1936 Mark S. Skiff and his wife, Ada V. Calvert Skiff, entered into an agreement with Montgomery Ward to construct a department store building. This Chicago-based department store and mail order chain store employed architect Robert A. Rowe to design their building on Liberty Street. Montgomery Ward occupied the resulting four-story concrete structure for the next several decades.

Lansing S. Skiff, a pioneer in the practice of dentistry in Oregon, bought this Liberty Street property in the early 1860s. Skiff traveled from his native home in Syracuse, New York, to California, to seek his fortune from gold mining (between 1849 and 1857), and then to Washington Territory, and, eventually, Salem, Oregon, in 1858, where he immediately opened a dentist's office. Skiff is reputedly one of the first persons to practice dentistry in the Far West, in the 1850s, and is known as one of the first so-called "circuit riders" in dentistry in the Oregon Territory. He founded the Oregon State Dental Society and served terms as both its president and vice president. In 1867 L.S. and Mary Gardner Skiff built a residence set back from the street on the site of the present Skiff Building. In March 1885, Dr. L.S. Skiff had a brick building constructed a few feet from the house but fronting on the street, to house his modern dental office. It included an operating room and laboratory. Dr. L.S. Skiff distinguished himself in his profession by becoming one of the first dentists in the United States to make use of a water motor in the operation of his burring machine for cleaning teeth.⁸⁰

By 1887, the Skiff's son, Mark S. Skiff (born in Salem in 1865), had apprenticed with his father and had joined the senior Skiff in the practice of dentistry under the business name of "L.S. Skiff and Son." Mark Skiff, like his father, pioneered progressive dentistry practices. He reportedly set the first gold crown in Salem around 1890. The "pivot work" for this procedure was done by setting hickory pegs in cement. In 1926 Dr.

⁸⁰ "He Has Pioneered in Many Vocations," *Oregon Statesman*, March 28, 1926, 4; Harvey K. Hines, *An Illustrated History of the State of Oregon*, Chicago: Lewis Publishing Company, 1893, 767; Frank E. Hodgkin, *Pen Pictures of Representative Men of Oregon*, Portland, Oregon, 1882, 123.

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Mark S. Skiff had the distinction of being the fourth oldest dentist in continuous practice in Oregon. At that time, his dentist's office occupied space in the Masonic Building on High Street.⁸¹

160 Liberty Street, NE

Classification: Historic Contributing

Historic Name: Hughes-Durbin Building

Current Name(s): Metropolitan Building

Year of Construction: c.1945

Legal Description: 073W27AB05500; Salem Addition, from Lot 7 in Block 21.

Owner(s): Northwest Metropolitan LLC
1328 NW Kearney
Portland OR 97209

Description: This is a three-story commercial stucco-faced concrete Modern style building, believed to have been built c.1945. The western facade is accented with low-relief fluting along the outer edge of the facade running vertically from atop the transom lights at the ground level to the plain, unadorned, flat-parapetted entablature. The second and third floor fenestration consists of five centrally positioned six-over-six, double-hung wood sash windows. The ground floor has transom lights as well as aluminum sash display windows, with a brick "bulkhead", a recessed main entrance, and accented by black "Carerra Glass." While portions of the storefront appear to date from the 1940s, some portions, such as the aluminum sash windows, appear to date from the 1960s. This building continues to display its historic character and contributes to the qualities of the downtown district.

History and Significance: The original Hughes-Durbin Building was built in 1916 at this location. It was a two-story brick building. This building appears to have been constructed c.1945 and although remnants of the original building may remain, the materials, design and overall appearance changed so drastically it is considered to have been constructed in the 1940s. This building is associated with the lives of the Hughes and Durbin families, prominent in the commercial and agricultural vitality of the Salem community.

Nearly ten years after J.F. Hughes and Frank W. Durbin bought this lot they had a two-story structure built on it in 1916. A party wall agreement was signed with adjoining property owners in October that year.⁸² Following construction of the building, Lulu Bush acquired part interest in the property as well. The Hughes-Durbin Building became the home of Salem's J.C. Penny store in the 1920s and remained so for the next several decades.⁸³ The title search indicates that a new warranty deed was acquired in 1945, at which time it appears the current building was constructed. The property remained in the ownership of descendants of the Hughes and Durbin families into the 1980s.

Frank W. Durbin, born in Salem, Oregon, in 1866, turned to agriculture for his livelihood at a young age. Over time, he became an authority on the breeding of Holstein cattle and a successful hop grower. Frank and his wife, Clemma M. Sellady Durbin, raised three children, Barbara Cross, Maude Ann Pearson, and Frank, Jr.⁸⁴ J. Frank Hughes, part owner of the building, managed the John Hughes Company.⁸⁵

⁸¹ *Ibid.*; "Salem, Oregon," New York: Sanborn Map Company, 1926.

⁸² Marion County, deed book, vol. 95, p. 160 and vol. 141, p. 109; "Salem, Oregon," New York: Sanborn Map Company, updated to 1914, 1926.

⁸³ Gormsen, *Salem, 1946-1986*, block 21; Stein, *A Pictorial History of the Willamette Valley*, 46.

⁸⁴ *History of the Willamette Valley, Oregon, Vol. II*, Chicago: S.J. Clarke Publishing Co., 1927, 60-61.

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170 Liberty Street, NE

Classification: Historic Non-Contributing

Historic Name: unknown

Current Name(s): Princess Bridal

Year of Construction: 1914/1960s

Legal Description: 073W27AB05600; Salem Addition, from Lot 7 in Block 21

Owner(s): Doreen Shogren, Trustee
970 Holiday Court, South
Salem, Oregon 97302

Description: This one-story commercial building has a smooth stucco finish on the upper portion. The storefront contains a deeply recessed entrance-way with angled display windows that appear to date from the 1950s, and an entrance door that appears to be from the historic period. The aluminum sash and large display windows rest above a bulkhead area that has a smooth stucco surface. A fabric awning projects out over the sidewalk. The historic features are largely covered and the building does not display sufficient integrity to contribute to the qualities of the district; it is considered to be non-contributing in its current condition.

177 Liberty Street, NE

Classification: Historic Contributing (See also 189 Liberty St. NE- Listed in the National Register of Historic Places, 1978)

Historic Name: McCornack Building

Current Name: Sport Stop Restaurant

Year of Construction: 1902

Legal Description: 073W27AB05900; Salem Add., Lot 1 and part of Lot 2 in Block 33

Owner(s): Ian Bourne
11313 SW 49th Avenue
Portland, Oregon 97219

Description: The McCornack Building, constructed on the south wall of the Reed Opera House in 1902, is a two-story, unreinforced brick building. The main facade has four bays on both the first and second floors. The second floor has double-hung wood sash windows with transoms and decorative projecting belt courses under the parapet. The storefront has been stuccoed over and the windows have been changed. While the first floor does not have a historic appearance, the second floor retains sufficient integrity so that the building contributes to the historic character of the downtown district. This building was listed in the National Register of Historic Places in March of 1978 as part of the Reed Opera House nomination.

History and Significance: In 1902, two years after the theater was closed and the second and third floors of the opera house were converted to mercantile use, E.P. McCornack, proprietor of the Reed Opera House and president of the First National Bank of Salem, built a two-story addition on the south wall of the opera house to house a furniture store. McCornack also oversaw construction of the southern extension of the old Reed Hotel, which adjoined the west wall of the opera house. The entire block of buildings, occupying more than one-eighth of the block, became known as the McCornack Block. The Oregon Home Furnishing

⁸⁵ *Portrait and Biographical Record*, 333-35; Polk, *Salem City Directory*, 1909-10, 1915.

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Company moved into the two-story Liberty Street addition in late 1902. The McGilchrist family oversaw the company's operation in the early 1910s, before the 1916 construction of the McGilchrist Building at 102-110 Liberty, N.E. Following a brief tenancy by W.W. Moore Furniture Company in the late 1910s, H.R. Worth and H.E. Gray purchased Moore's business in 1921, replaced his stock with a store featuring dry goods and clothing of all kinds, and renamed the venture "Worth and Gray Department Store." In 1923 Worth, who began his business career in Chehalis, Washington, in 1910, bought his partner's share and continued the business until 1947 as "Worth's Department Store." In 1936 Worth remodeled the building completely, adding a mezzanine floor. In 1938 Worth's Department Store was considered one of the best equipped department stores in Salem. From 1947 to 1956, Robert Brothers' Department Store occupied the building.⁸⁶

189 Liberty Street, NE

Classification: Historic Contributing (See also 177 Liberty Street NE, listed in the National Register of Historic Places, 1978)

Historic Name: Reed Opera House

Current Name: Reed Opera House

Year of Construction: 1869-1870

Legal Description: 073W27AB05900; Salem Add., Lot 1 and part of Lot 2 in Block 33

Owner(s): Ian Bourne
11313 SW 49th Avenue
Portland, Oregon 97219

Description: This corner block has attributes of the Italianate and Commercial styles. The Reed Opera House is a three-story unreinforced brick building with a stone foundation. There are interior iron supporting columns on the first floor and structural wood columns above; tie bars and a roof truss system that extends over the western two-thirds of the structure. A central entrance bay exists on the east side of the Reed Opera House and seven large bays are on the north elevation. The stories are defined by three dentil belt courses. Rusticated pilasters between the bays are set on paneled pedestals at each story. The entablature is comprised of a dentil architrave, a frieze accented by a continuation of pilasters arising from below, and a bas-relief cornice. The closely spaced, multiple-light windows having elliptical arched heads. On the second and third floors there are round-arched, four-over-four, double-hung wood sash windows.

In 1900 the shop fronts and interior were redesigned for a large store, with the first floor under the office and opera house converted into one room with a mezzanine. In the early 1970s, a few structural posts were added, the mezzanine was enlarged, and the roof truss system was strengthened. It also appears that the storefront and transom windows were replaced in a compatible manner. The building retains its historic integrity and contributes to the qualities of the downtown district. It was listed in the National Register of Historic Places in 1978 with the building at 177 Liberty Street, and is considered a contributing resource within the downtown district.

⁸⁶ "Salem, Oregon," New York: Sanborn Map Company, 1884, 1888, 1890, 1895, updated to 1914, and 1926; "H.R. Worth Opens Venture Here in 1921," *Capitol Journal*, July 2, 1938, sec. IV, 11; "McCornack Building" file, Duniway Papers, Marion Historical Society, Salem, Oregon.

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History and Significance: The Reed Opera House was designed by architect G.W. Rhodes for General Cyrus S. Reed and constructed in 1869-70 using more than one million bricks at an approximate cost of \$75,000.⁸⁷

Cyrus A. Reed had been Adjutant General of Oregon during the Civil War. He arrived in Astoria, Oregon, in 1850, and in Salem in 1852. He was associated with several early financial enterprises, including: the town's first sash and blind company (Jones, Reed & Co.); a woolen manufacturer (Willamette Woolen Manufacturing Company); the first telegraph; and the Oregon Central Railroad. He served three terms in the state legislature where he sponsored bills for the construction of the first state capitol, regulating gambling, closing saloons on election day, and prohibiting public executions.

Originally, the ground floor of this building housed seven stores.⁸⁸ The second floor had a forty-by-seventy-foot stage, a sixty-by-seventy-foot auditorium and an arching semicircular gallery, all under a thirty-three foot ceiling. The auditorium had a seating capacity of 1,500. The Oregon State Supreme Court and the State Library were located on the top floor. The western portion of the building served as a hotel under various names, including the Opera House Hotel, the Tremont Hotel, and the Commercial Hotel. The dining room was later transformed into the Opera House Saloon, later renamed the Bureau Saloon.

Commencing with its opening on October 9, 1869, the Opera House provided a stage for traveling drama troupes, the local Salem Dramatic Association, the Salem Musical Union, the Firemen's Annual New Year's Ball, gubernatorial inaugurations, political meetings, community celebrations, fortnightly dances, and lecturers. Its closing in April of 1900 was the result of the opening of the Grand Theater Opera House.

The Reed Opera House is significant as Salem's early cultural and social center, and as a memorial to the town's growth surge as a result of the construction of the Oregon and California Railroad.

In 1900 the interior of the building was redesigned by E.P. McCornack to accommodate a large store called Joseph Meyers & Sons (later to be called Miller's Department Store). The first floor was converted into a single room, and the main entrance off Liberty Street was converted into the main store entrance. A new stairway provided access to offices on the second floor and to a Masonic Lodge room on the third level.

A major rehabilitation in 1976 provided space for almost two dozen new small retail shops in the basement and on the first floor, and the building became the focal point of a major downtown redevelopment.⁸⁹

176 - 198 Liberty Street, NE

Classification: Historic Non-Contributing

Historic Name: Adolph-Waters Building

Current Name(s): Washington Federal Savings Bank/Thai Restaurant

Year of Construction: 1924/1960s/1980s

Legal Description: 073W27AB05800; Salem Add., west ½ of Lot 8 and part of Lot 7 in Block 21

Owner(s): Marvin Horenstein
7550 Middle Greens Road
Wilsonville, Oregon 97070

⁸⁷ *Oregon Statesman and Capital Journal*, May 22, 1976, 1

⁸⁸ *Oregon Statesman*, March 14, 1971, 1

⁸⁹ *Oregon Statesman and Capital Journal*, May 22, 1976, p. 1

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Description: This one-story brick commercial building is situated on the southeast corner of Liberty and Court streets. This single building appears as two buildings because of the different changes that have occurred to each portion of the building. The south portion of the building appears to have been changed substantially in the 1960s with the addition of a layer of textured concrete, removal of transom windows, changes in the storefront windows, and use of an umbrella awning (currently occupied by the Thai Restaurant.) This portion of the building has a separate, recessed entryway. The majority of the facade (occupied by Washington Federal Savings) is plain and unrelieved except for a small band course defining the architrave and a bolder bas-relief entablature cornice. Changes to the storefront of the north end of the building appears to have occurred in the 1980s and it incorporates large windows with anodized aluminum sash, the painting of the ground-floor transom lights, and vinyl awnings. This portion of the building has a corner entrance. The building has been substantially altered and does not contribute to the historic character of the district in its current condition.

History and Significance: The one-story Adolph-Waters Building at the corner of Liberty and Court streets contributes to the commercial district's historical character because it has retained exterior integrity of design, exterior materials, and fenestration. Although the large glass windows on the ground floor are recent, they appear to replicate the multiple shop openings that existed after the building's construction in 1924. Additionally, Joseph Adolph and George Waters bolstered the commercial development of Salem in the early 1900s.

The site of the Adolph-Waters Building reflects the evolution of commercial development in Salem. A small one-story Chinese washhouse that stood on this corner was replaced in the mid-1880s with two, two-story shops and a society meeting hall above.⁹⁰ The two-story building on the corner may have become somewhat neglected when Joseph and Lillie Adolph (along with George E. and Margaret Waters) bought one-half interest in the property in April 1923. In January 1924, the Adolphs acquired a mortgage on the property from Salem's Ladd and Bush Bank; construction took place that year.⁹¹

George E. Waters, a native of Nebraska born in 1869, came to Salem, Oregon, with his parents in 1872. In 1891 he opened a cigar store in Salem. Fifteen years later, he was engaged in the wholesale tobacco business in his shop on State Street. He eventually added wholesale candy to his tobacco shop inventory.

Joseph Adolph, born in 1882, ventured into business in Salem in the early 1900s. He first clerked at Rostein & Greenbaum groceries in Salem, then opened his own cigar store on Commercial Street around 1910. His brother, Samuel, soon joined him in a business, known as Adolph Brothers, which expanded to include soft drinks and billiards in the 100-block of North Commercial. By the mid-1930s, the two Adolph brothers had joined Edward Rostein in a venture that eventually became Salem Drug Company. The businesses of both Joseph Adolph and George Waters apparently never occupied the Adolph-Waters Building. Waters passed away in 1940; Adolph died two years later. The Adolph-Waters Building passed to Margaret Waters and the children of Joseph and Lillie Adolph, Rex and Alden Adolph.⁹² The interior of the Adolph-Waters Building may have been remodeled and converted to a single store following World War II. The Gay Blade men's store probably began occupying the building in the late 1960s.

⁹⁰ "Salem, Oregon," New York: Sanborn Map Company, 1884, 1888, 1890, 1895, updated to 1914.

⁹¹ Marion County, deed book, vol. 173, p. 110 and 111

⁹² Polk, *Salem City Directory*, 1902, 1905, 1907-08, 1909-10, 1913, 1917, 1921, 1924, 1926-27, 1930-31, 1934, 1938-39; Clark, *History of the Willamette Valley, Oregon*, Chicago: S.J. Clarke Publishing Company, 1927, 78-79; "Adolph," *Capitol Journal*, September 16, 1942, 10; "Margaret M. Waters," *Oregon Statesman*, 3 June 1964, 2.

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220 - 230 Liberty Street, NE

Classification: Historic Non-Contributing

Historic Name: Dennison Building

Current Name(s): The Beanery/Vernon Jewelers

Year of Construction: 1920/1960s

Legal Description: 073W22DC06700; Salem Addition from Lots 5 and 6 in Block 22.

Owner(s): Miriam Bednarz, Trustee
780 Commercial Street, SE, #300
Salem, Oregon 97301

Description: This single-story, rectangular reinforced concrete commercial structure, incorporates Spanish Revival style features primarily through the use of tile roofing and stucco finish. It appears that the storefront windows were altered in c.1960s. The addition of a large geometric band on the upper portion of the facade (the portion of the building currently occupied by The Beanery), and the use of an umbrella awning at the north end (the portion of the building currently occupied by Vernon Jewelers), has altered the simply-detailed building. This building does not contribute to the historic qualities of the district in its current condition.

History and Significance: Edwin E. Dennison purchased this lot in 1910 when a small one-story dwelling stood on the property, which he and his wife, Mary H. Dennison, occupied with Edwin K. and Inez Dennison. Edwin Dennison worked as a bookkeeper at the Electric Supply Fixture and Supply Company in the 1910s, and had this one-story building constructed in 1920. Following its construction, the family moved their residence to the 1400-block of North Commercial Street. The Dennison Building contained three shop spaces when first built. Approximately fifteen tall, narrow transom-light windows traversed the upper portion of the exterior main facade. An historic photograph looking south on Liberty Street in the early 1950s indicates that these openings were filled in and that curved tiles were added at the crest of the parapet within the last fifty years.⁹³

233 Liberty Street, NE

Classification: Non-Historic Non-Contributing

Historic Name: N/A

Current Name: New York Pizza

Year of Construction: 1965

Legal Description: 073W22DC07300; Salem Addition, from Lot 3 in Block 32

Owner(s): Straight From New York Pizza
233 Liberty St NE
Salem OR 97301

Description: This is a narrow, one-story, earth-tone, tile-covered commercial building of concrete with a primary facade approximately seven feet wide; it has an umbrella awning. The 1926 Sanborn map shows this as an alleyway and this building appears to have been constructed within a portion of the alley in 1965.

⁹³ "Salem, Oregon," New York: Sanborn Map Company, 1895, updated to 1914, 1926; Marion County, deed book, vol. 115, p. 303; Polk, *Salem City Directory*, 1911, 1913, 1915, 1917, and 1924; historic photograph looking south on Liberty Street from just north of the intersection with Court Street, Al Jones Collection, Salem, Oregon.

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234 Liberty Street, NE

Classification: Historic Non-Contributing

Historic Name: Unknown

Current Name(s): Fine Jewelry and Diamonds

Year of Construction: 1933/1970s

Legal Description: 073W22DC06800; Salem Addition, from Lot 6 in Block 22

Owner(s): James L. Huddart

POB 14111

Salem, Oregon 97309

Description: This rectangular, one-story commercial building has a angled, recessed entrance with aluminum display windows and doors, surrounded by a stone or brick veneer. The changes to the building have altered its historic appearance and it does not contribute to the qualities of the district in its current condition.

248 Liberty Street, NE

Classification: Historic Non-Contributing

Historic Name: Unknown

Current Name(s): Unknown (Restaurant/Club)

Year of Construction: 1933/1970s

Legal Description: 073W22DC06800; Salem Addition, from Lot 6 in Block 22

Owner(s): Tommie John's Fine Food and Spirits

PO Box 2284

Salem, Oregon 97308

Description: This rectangular, one-story commercial building has an angled, recessed entrance with aluminum display windows and doors, surrounded by a stone or brick veneer, with an umbrella awning. The changes to the building have altered its historic appearance and it does not contribute to the qualities of the district in its current condition.

241 Liberty Street, NE

Classification: Historic Non-Contributing

Historic Name: Unknown

Current Name: Andersons Sporting Goods

Year of Construction: 1920/1950s/1970s

Legal Description: 073W22DC07301; Salem Add., south ½ of Lot 2 and part of Lot 3, Blk 32

Owner(s): Harvey H. Fox

c/o Andersons Sporting Goods

241 Liberty Street, NE

Salem, Oregon 97301

Description: This is a rectangular one-story commercial building constructed of concrete. Changes to the appearance of the building include the covering of the upper portion of the facade with a blue rectangular tile or synthetic material (c.1950s), and changes to the storefront that include storefront windows with anodized aluminum sash surrounded by diagonally-placed wood siding. The historic architectural detail on facade has

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been lost to modifications within the last fifty years and it does not contribute to the district in its current condition.

260 Liberty Street, NE

Classification: Historic Non-Contributing

Historic Name: Elfstrom & Eyre Department Store

Current Name: Office Building

Year of Construction: c.1928/1970s

Legal Description: 073W22DC06900; Salem Add., Lot 7, Block 22

Owner(s): Putnam, George
Mark Salem Inc
c/o ALP Associates
12400 Wilshire Blvd Ste 1450
Los Angeles, CA 90025

Description: This is a rectangular two-story commercial building constructed of concrete. Changes to the appearance of the building include the covering of the building with marble and granite, storefront/office windows with anodized sash, and an umbrella awning. The original architectural detail on facade has been lost to modifications within the last fifty years and it does not contribute to the district in its current condition.

280 Liberty Street, NE

Classification: Historic Contributing

Historic Name: First National Bank

Current Name: Wells Fargo Bank

Year of Construction: 1947

Legal Description: 073W22DC07100; Salem Add, Lot 8, Block 22

Owner(s): Wells Fargo Bank
Attn: Tax Dept CPG
PO Box 63931
San Francisco, CA 94163

Description: In 1947, the First National Bank moved to a newly constructed building in downtown Salem. This modern building was designed by renowned Portland architect, Pietro Belluschi. Constructed of reinforced concrete, the building is sheathed with granite and marble; the interior includes birch paneling and a unique ceiling tile pattern. The plan as described in Progressive Architecture (February 1949) was to site the building on a prominent corner in Oregon's capital city, with the front toward the west, the long side along the north, in a U-shaped plan scheme, with entrance doors on center; a mezzanine work space above rear of main floor; a basement area for safety-deposit-box customers, vaults, storage, employee cafeteria and mechanical rooms. The exterior wall surface of granite at the base and marble above, were applied as thin slabs as a veneer that was emphasized by the alignment of the joints. The sculptures on the west elevation were done by Frederick Littman.

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History and Significance: This building is significant for its association with Pietro Belluschi, and as an excellent example of the Modern style in Salem. Belluschi's career started in 1925, when he began working as a designer and partner of a firm in the city of Portland. Belluschi's firm was a successor to the firm of A.E. Doyle & Associate which had been founded in 1905, and which Belluschi continued as a partnership after Mr. Doyle's death in 1928. It went out of existence in 1943 when Belluschi established his own practice. At the time he designed this building in downtown Salem, Belluschi had an office consisting of 22 employees. Belluschi was the chief solicitor of new work and overall supervisor of progress in the drafting room, with Irving Smith acting as chief of the drafting room and general manager. His design philosophy includes his belief that architecture is the most important of the arts, that the basis to the success of any design endeavor is that it be socially useful, that the plan serve the purpose well, that the selected structural method be logical and straightforward, and that the scale and proportion, materials, finishes and colors, enhance the end product so that it is recognized as architecture as opposed to mere building. He stated that "... architects cannot be content with backward glances at the past, but in our search for truth neither can we give the naked answer to people so much in need of emotional satisfaction."⁹⁴ His program for the First National Bank was to have it serve not only as an efficient banking institution, but that it reflect some of the solidity and reliability of the parent organization in Portland. The building has continued to be used for banking purposes and today houses the Wells-Fargo Bank.

210 State Street

Classification: Historic Contributing (Listed in the National Register of Historic Places, 1984)

Historic Name: Manning Company Building

Current Name: Margaret Furlong's Studio

Year of Construction: 1908

Legal Description: 073W27BA01300H1; Salem Addition, from Lots 7 and 8 in Block 47

Owner(s): Jerry D. II and Margaret Alexander
445 Leffelle Street, South
Salem, Oregon 97302

Description: This is a unreinforced brick commercial building with a footprint of 60-by-124 feet having attributes of the Commercial style. The primary facade has a simply-detailed, galvanized metal cornice just below the parapet and another galvanized metal belt course immediately below the sill of the second-story windows. The six second-story windows are three-over-three, double-hung wood sash. It appears that the brick has been sandblasted.

The ground floor has two detailed cast-iron pilasters. The storefront glasswork and bulkheads are original. This building retains its historic integrity and contributes to the character of the district.

History and Significance The Manning Building contributes to the sense of evolving commercial history of Salem. It has been associated with, first, automobile and, then, agricultural developments in the Salem area for many decades. Wood-framed commercial buildings occupied this property in the late 1880s. The Manning Building was probably constructed between 1905 and 1908.⁹⁵ Samuel A. Manning occupied it from 1908 through 1921, years when he was a dealer in farm machinery, automobiles, and bicycles.⁹⁶

⁹⁴ "The Architect and His Community", *Progressive Architecture*, February 1949, p.42.

⁹⁵ "Salem, Oregon," New York: Sanborn Map Company, 1898 and 1908

⁹⁶ Polk, *Salem City Directory*, 1907 - 1921,.

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Situated on property that was part of the original town plat (recorded in 1850 and re-recorded in 1871), Thomas Holman, proprietor of Salem Electric Light Works and Salem Abstract and Land Company, had acquired the property by 1873.⁹⁷ Holman sold the property to S.T. Northcutt in 1889. During Northcutt's ownership (1889-1907), the building situated on the property at that time was occupied by blacksmiths and carriage/wagon makers (C.W. Scriber and Herman Pohle, 1889-91; Arthur Grover and Edward Pugh, 1893-1896; Clyde Bellinger, 1896; and William H. Siegmund, 1902). Manning purchased the property from Holman on September 3, 1908.⁹⁸

Manning was the local agent for Studebaker automobiles, McCormick harvesting machinery, John Deere farming equipment, and Petaluma incubators. He also sold bicycles. In 1921 Manning sold the property to Frank N. and Marion A. Derby. The Derbys leased it to Charles R. Archard who continued selling farm implements, as well as grain, feed, and seed. Between 1932 and 1953 Salem Seed and Implement Company occupied the building, selling farm implements, feeds, seeds, tractors, and dairy supplies.

217 State Street

Classification: Historic Contributing (listed in the National Register of Historic Places in 1980)

Historic Name: Boise Building

Current Name: Beall Reproduction Printing

Year of Construction: 1913

Legal Description: 073W22CD02200; Salem Addition, from Lot 5 in Block 48

Owner(s): Evan B and Janet B. Boise, Trustees
3245 Sumac Drive, South
Salem, Oregon 97302

Description: The Boise Building is a Commercial style two-story unreinforced brick building with concrete footings and cast iron columns, has a footprint measuring eighty-four by eighty-two feet. A low, elliptical arched cresting is centered atop the parapet, and a Doric entablature in which triglyphs alternate with paterae. The building is eight bays wide, and its windows are three-over-three, double-hung wood sash. Second-story windows of the primary facade have square concrete headers. Galvanized iron was used on the facade to provide a belt cornice at the top of the ground floor. Ground-story corner piers with inset panels have concrete bases and caps. Most of the ground floor reflects the original design/construction, except the two vehicle access doors. The western door has been eliminated and the eastern door has been replaced by an overhead garage door, which provides vehicle access to the parking ramp. This building retains its historic integrity and contributes to the character of the downtown historic district.

History and Significance: The Boise Building contributes to the historic district's evolving commercial history, especially that history related to agricultural and automotive sales. Original building owner, Reuben Boise, gained prominence in the Northwest journalism profession as the owner of the *Oregon Statesman* and, later, the *Tacoma Daily News*. The building was constructed in 1913 for Reuben P. Boise, Jr., at a cost of approximately \$10,000, and was immediately leased by the Purvine Pump and Implement Company.⁹⁹

⁹⁷ Dunnaway, "National Register Inventory -Nomination Form," Manning Building, 1986.

⁹⁸ *Ibid.*

⁹⁹ *Oregon Statesman*, January 1, 1914, p. 17

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Designed by local architect Fred A. Legg, the building served as a farm machinery store, a garage and automotive center, and a steel warehouse.¹⁰⁰

R.P. Boise, Jr. (1859-1934) was the son of Judge Reuben P. Boise of the Oregon Supreme and Circuit Courts. Judge Boise came to Oregon in 1850 and served in the courts for thirty-five years. Reuben Boise, Jr. was editor of the *Oregon Statesman* from 1879 through 1882, and of the Tacoma, Washington, *Daily News* from 1885 through 1887.

The building's architect, Fred Legg (1869-1941), was born in Portland, Oregon. He attended Willamette University and worked with Salem architect Walter D. Pugh in 1904. He also designed a high school in Camas, Washington, a three-story J.C. Penny building in Portland, Oregon, the Vick Brothers Garage in Salem, the Murphy Block in Salem, and the Ainsworth Building in Portland. Additionally, he designed several state buildings including the first buildings at the Deaf School, many structures at Fairview, and buildings at the state fair grounds.¹⁰¹

226 State Street

Classification: Historic Non-Contributing

Historic Name: Catlin-Loose Building

Current Name: Offices

Year of Construction: c. 1910/1940s/1960s

Legal Description: 073W27BA01200; Salem Addition, from Lots 7 and 8 in Block 47

Owner(s): Jerome D. and Margaret Alexander

210 State Street

Salem, Oregon 97301

Description: This is a two-story stucco covered unreinforced brick, flat-parapetted Commercial style building. The facade (north) has segmental arched openings with two-over-two, double-hung wood sash windows, an unadorned flat cornice band above, and a double-banded cornice beneath the windows. The simplification of the second story and the flattening of the surface with the stucco finish, appear to date from c.1940s when "streamline" design was widely used. There are two entrances to the building flanked by tall narrow fixed windows with narrow mullions, and opaque transom and bulkhead areas. Due to the simple detailing of the building, the changes made to the storefront in about the 1960s, have greatly modified the historic appearance of the building and it does not contribute to the historic character of the district in its current condition.

History and Significance: The two-story Catlin-Loose Building, built around 1910, contributes to the sense of evolving history and architecture in the Salem commercial district. Although the ground floor has been altered, the second-floor window fenestration, including arched headers, appears to be original. The smooth exterior surface on the main facade may date from the late 1940s, when many of Salem's commercial buildings received post-war "facelifts." The property is associated with Russell and Sybil Coffin Catlin, who contributed to agricultural and cultural developments in the Willamette Valley in the first half of the 1900s. F.E. and Lettie Cox Loose aided in building up the transportation industry in Salem.

When constructed around 1910, the Catlin-Loose Building replaced a one-story blacksmith shop, which was part of a building ensemble comprising the Jerman & Pugh's Livery and Feed establishment at the

¹⁰⁰ David Duniway, "National Register of Historic Places Inventory-Nomination," 1981.

¹⁰¹ *Ibid.*

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southeast corner of Front and State streets. Russell Catlin, born in 1861 in New York State, bought this parcel in September 1908. Catlin had come to Salem in 1896, after living in Illinois as a child and then operating a cattle ranch in Kansas as a young man. Once in Oregon, Catlin joined with J.R. Lynn raising hops on a large scale and in ranching near Independence and Dallas. Russell Catlin also owned a large dairy farm on the outskirts of Salem. In the early 1910s, the new Catlin building housed a wholesale paper and bookbinding establishment.¹⁰²

F.E. and Lettie Loose acquired the building from J.R. Lynn (Catlin's partner who purchased the building in 1915) in 1924 and retained an interest in it through the 1950s. Born in Salem in 1870, F.E. Loose began working for the Salem Truck and Dray Company as a young man. He then worked as warehouse foreman for the Southern Pacific Railroad Company for six years around the turn of the century. He then became director of the Capital City Transfer Company (organized in 1906). He soon bought an interest in the company and eventually became its president. The Capital City Transfer Company, which became the largest transfer business in Salem, moved into the 50-by-125-foot Catlin-Loose Building at 226 State Street in 1918 and remained there for several years. In 1927 the transfer company operated four large trucks, which transported goods within a radius of four hundred miles of Salem. F.E. Loose died in 1939; Lettie Loose passed away in 1952. Their children, Marguerite and Loren, died several years earlier. Bethine Loose retained ownership of the property until her death in 1955.¹⁰³

229 State Street

Classification: Historic Contributing (Listed as a Local Landmark)

Historic Name: Smith & Wade Building

Current Name: Cascade Baking Co./Mortgage West

Year of Construction: c.1870/1910s/1980s

Legal Description: 073W22CD02300; Salem Addition from Lot 5 in Block 48

Owner(s): J. D. Partnership
10035 South Rocky Bluff Lane
Oregon City, Oregon 97045

Description: This is a Commercial style, one-story, six-bay unreinforced brick building with a stepped parapets capped with a corbelled brick above each entrance, designed and constructed to house two separate businesses. Recessed brick panels decorate the area between the stepped parapets and the storefronts. The appearance, design and condition, of the facade suggests that it dates from c.1910. The storefront area has been modified since then, probably in the 1980s. There are recessed entrances, flanked by newer display windows above a stone-faced bulkhead and topped with transoms (enclosed on the western half of the building). There are canvas awnings in each of the window bays and over the entrance in the eastern half of the building. This building has retained sufficient integrity to describe the historic period and contributes to the character of the downtown district.

History and Significance: The construction date of this building and its original owner(s) is uncertain. There is no evidence to corroborate the contention, recorded on recent inventory forms completed for this property,

¹⁰² Marion County, deed book, vol. 103, p. 364; Clark, *History of the Willamette Valley*, Vol. II, 72-73; "Sybil Coffin Catlin," *Capital Journal*, March 2, 1953, 15.

¹⁰³ Marion County, deed book, vol. 136, p. 268 and vol. 180, p. 66; "Salem, Oregon," New York: Sanborn Map Company, updated to 1914 and 1926; Clark, *History of the Willamette Valley*, Vol. III, 108-109; "Mrs. L. Loose Passes Here," *Oregon Statesman*, November 8, 1952, 2.

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that this is the property that merchants Smith and Wade purchased in 1869 "facing on State Street, between Commercial and Front, where they intend building several large brick store houses. One building, an agricultural implement warehouse, will be commenced immediately. It will be 70 by 30 feet, and one story high."¹⁰⁴ According to an 1884 Sanborn Company map of Salem, this two-part building did house agricultural implements, but it is unclear if this building housed the same use fifteen years earlier when the above article appeared in the 1869 newspaper. Furthermore, the present building on this parcel measures approximately fifty-five-by-eighty-two feet, not thirty-by-seventy feet as noted in the 1869 article. The absence of historic photographs of this part of the commercial district during the years in question makes it difficult to ascertain a definite construction date. The Marion County tax records indicate that the building dates from 1910.

A complete history is provided until such time as a more accurate construction date can be established. The Smith & Wade Building is significant for its association with the Boise and Lauterman families, which contributed to Salem's commercial, civic, and social development in the first half of the twentieth century. After the building housed agricultural implements in the mid-1880s, it became the home of a marble works (west half) and a grain, wool, and hops warehouse (east half). When Reuben P. Boise bought the property in 1890, the west half served as a "carriage repository." By 1895, the west half had become a painting shop. Rueben and Emily Boise sold the entire parcel in late 1910 to their daughter, Mae Lauterman. Both east and west halves of the building became garages (with cement floors) in the mid-1910s. Building activity, possibly in the rear of the structure, requiring Lauterman's signature on a party-wall agreement, occurred in 1916. By the mid-1920s, the west half of the building housed a wholesale cigar store; the east half was home to the "Gospel Mission."¹⁰⁵

Mae Boise Lauterman, the daughter of Judge Reuben Boise and Emily A. Pratt Boise, was born in Polk County in 1870, and graduated from Willamette University in 1887. Mae Boise married John H. Lauterman in 1909. Active in many Salem civic and social organizations, Mae Lauterman served on the board of the Salem Women's Club, American Association of University Women, and the Young Women's Christian Association. She died in 1935. John H. Lauterman retained an interest in the property until his death in 1962.¹⁰⁶

236 State

Classification: Historic Contributing

Historic Name: Meredith Building

Current Name: Clyde's Locksmith

Year of Construction: c. 1923

Legal Description: 073W27BA01100; Salem Addition from Lot 8 in Block 47

Owner(s): Clyde L. and Edna L. Thommen, Trustees

5210 River Road North, 3000

Keizer, Oregon 97303

Description: This is a single-story unreinforced brick Commercial style building. The larger central bay is flanked by two smaller bays, with a stepped parapet above. A vehicle access door is in the eastern-most bay. The storefront area includes an entrance in the central bay, with display windows on either side,

¹⁰⁴ Quoted from the *Daily American Unionist*, March 23, 1869 and David Duniway interview, in Kadas, "Oregon Inventory of Historic Properties"

¹⁰⁵ "Salem, Oregon," New York, Sanborn Map Company, 1884, 1888, 1890, 1895, updated to 1914, 1926; Marion County, deed book, vol. 41, p. 576 and vol. 112, p. 317 and vol. 139, pp. 504 & 505.

¹⁰⁶ "Well Known Woman Dies," *Capitol Journal*, July 12, 1935; Marion County, deed book, vol. 673, p. 610.

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transom lights above, and a bulkhead area covered with a newer horizontal wood siding. The western bay contains larger display windows with smaller transom lights above. All of the storefront wood sash windows appear to be from the historic period. This building retains its historic integrity and contributes to the qualities of the downtown district.

History and Significance: The Meredith Building, constructed around 1923, contributes to the overall sense of the Salem commercial district's historic past. This one-story brick building has retained considerable integrity of materials, design, and fenestration. Additionally, the building is prominently associated with the civic and commercial life of Salem. The Meredith Building stands on the site of a two-story, elongated feed and livery building that was part of the Jerman & Pugh's Livery and Feed business in the late 1880s and 1890s. By the mid-1910s, this early two-story building housed "junk"; a two-story garage structure, fronting on the alley, stood at the rear (south) of the building.¹⁰⁷ In 1921 Frank and Emelia Meredith bought the property. They apparently had the present building constructed about two years later. The building housed an auto radiator repair operation in the mid-1920s and for many years was associated with automotive businesses.¹⁰⁸ In the 1940s and 1950s, Walton Brown Electric occupied the building.

Frank Meredith, born in Salem in 1867, the son of long-time Salem dentist John W. Meredith, became involved in the commercial activities of Salem early in his life. In the early 1880s, he clerked in a book and stationary store on State Street. Later, he became manager of the Grand Theater at Court and High streets. In 1910 the Oregon State Fair Board elected him secretary and manager of the Oregon State Fair, a position he held for five years. He served in a similar capacity for the Washington State Fair Board in Yakima from 1915 to 1920. In the 1920s, Meredith worked in various Oregon State offices as an accountant and auditor. He contributed to Salem city government by serving as Salem treasurer for many years. Meredith and his wife, Emelia Metschan, parented four children, two of whom, John and Jeanette Brown, lived to adulthood. Emelia Meredith passed away in the early 1930s; Frank Meredith died in 1934. The Meredith Building passed to the Meredith children in 1934, who sold it to long-time Salem merchant George E. Waters.¹⁰⁹

241 State Street

Classification: Historic Contributing

Historic Name: Salvation Army Building

Current Name: American Ballet Academy/Riverfront Dance and Fitness

Year of Construction: c. 1930

Legal Description: 073W22CD02400; Salem Addition from Lot 5 in Block 48

Owner(s): Eugene Derfler
780 Commercial Street, SE
Salem, Oregon 97301

Description: This is an unusual three-bay, two-story brick building with some Gothic Revival architectural details, including stark geometric pinnacles mounted atop the parapet and stepped arches above the central entryway.

¹⁰⁷ "Salem, Oregon," New York: Sanborn Map Company, 1884, 1888, 1890, 1895, updated to 1914, 1926.

¹⁰⁸ Marion County, deed book, vol. 158, p. 588.

¹⁰⁹ "Frank Meredith, 66, Well Known Native Son Dies Suddenly at Home," *Capital Journal*, February 24, 1934; Hines, *An Illustrated History of the State of Oregon*, 866-67; Marion County, deed book, vol. 220, p. 465.

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Second-story fenestration is embellished with blind lancet arches filled with patterned brickwork immediately above each of the windows. The windows on the side (alley) elevation are operable awning steel sash windows. On the second floor are six-light steel sash fixed windows, and on the ground level, flanking the entrance, are nine-light steel sash fixed windows. There is a small canvas awning at the central recessed entrance.

This building retains its integrity is a contributing structure in the downtown historic district.

History and Significance: The Salvation Army Building, constructed around 1930, contributes to the commercial district's sense of history because it has retained substantial architectural integrity and for its association with the Salvation Army's contribution to the social history of Salem. The Salvation Army arrived in Salem in the early 1890s, when the nation and Salem suffered from a severe economic depression. The Salvation Army's many activities revolved around proselytizing and practicing Christian principles, especially charity. For nearly twenty-five years, the group held public religious meetings and Sunday school many times weekly in meeting halls above commercial buildings on Commercial Street. The Salvation Army also held meetings at various state institutions, including the Oregon State Penitentiary in Salem. They became recognized as one of the leading religious groups contributing to prison reform. Additionally, Salem Salvation Army members visited the sick and elderly and helped feed the hungry.

Following World War I, the Salem Elks Lodge led popular drives to raise money for the Salvation Army to buy its own building for meetings. In 1919 the Salvation Army purchased a two-story wood-frame building at the site of 241 State Street from G.H. and Addie Dunsford and the Joseph Bernardi family. Nine years later, they continued to occupy this wood-frame building according to the January 1, 1928, *Oregon Statesman*. "It was thought," the article noted, "that the old building might be replaced with a new and up-to-date Salvation Army headquarters, but our hopes and aspirations in that direction must yet await their fulfillment." The construction of the present two-story brick building most likely occurred around 1930. The Salvation Army continued to own the building until 1968.¹¹⁰

246 State Street

Classification: Historic Contributing (Listed as a Local Landmark)

Historic Name: Catlin & Linn Building

Current Name: Art/Frame Shop

Year of Construction: c. 1909

Legal Description: 073W27BA01000; Salem Addition, from Lots 7 and 8 in Block 47

Owner(s): TCO Partnership DBA

C.R. Driggers

980 NE 12th Place

Canby, Oregon 97013

Description: This is a two-story, unreinforced brick Commercial style building with prominent cornice that doubles as the capitals for the end pilasters. The cornice incorporates dentils and cast concrete cross bar trim along the face of the pilasters. The second-story facade has four one-over-one, double-hung wood

¹¹⁰ "Salem, Oregon," New York: Sanborn Map Company, 1890, 1895, updated to 1914, and 1926; "Salvation Army Doing Fine Work in Community," *Oregon Statesman*, January 1, 1928; Marion County, deed book, vol. 151, p. 463 and vol. 854, p. 223.

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sash windows, with a simple lintel band that ends at the inside edges of the corner pilasters and a decorative sill band which displays dentil ornamentation and traverses the entire facade.

The storefront area retains its historic configuration, with a recessed entrance flanked by large display windows with wood sash above a bead-board bulkhead. A canvas awning extends over from the building just above the transoms over the sidewalk. This building retains its historic integrity and contributes to the character of the downtown district.

History and Significance: The Catlin & Linn Building, probably constructed in 1909, stands on the former site of the c.1880 Tiger Engine Fire House. The Tiger Engine Company No. 2 was organized in May 1869 and continued as a volunteer department until 1893 when the city of Salem created a paid department and moved into the Court House fire station in 1893. The existing building was constructed after the city sold the property to Russell Catlin and J.R. Linn in March 1909. It has been speculated that Russell Catlin raised the fire station in 1909 and constructed the existing building in its place. The *Oregon Statesman* indicated in an article dated March 1909 that Catlin & Linn would build a two-story brick building for business on the south side of State Street between Commercial and Front. In January 1910 the newspaper stated that Catlin & Linn constructed a business building for \$6,000 between Front and Commercial. A 1914 Sanborn Company map of Salem shows the configuration of the present building and a two-story building to the south which appears as an addition. A garage with a concrete floor occupied the Catlin & Linn Building in 1914. Twelve years later, the front building was used for "auto storage," while the rear was used for "auto repairs."

Russell Catlin achieved success in the dairy industry and other agricultural enterprises. A native of New York, born in 1861, Catlin arrived in Salem, Oregon, in 1896. He soon formed a partnership with James R. Linn, and together they raised hops. They owned a ranch near Independence, and one near Dallas. Catlin also owned a large dairy farm near the Oregon State Penitentiary in Salem. He and his wife, Sybil Coffin, raised four children: Howard Coffin, Sophie Spears, Frank H. Catlin, Jr., and David R. Catlin. Sybil Catlin sold the Catlin Building in 1924, a few months after Russell Catlin died. Sybil Catlin died in 1953. Chalmers H. and Anna Brown owned the property until 1945. O.J. and C.J. Hogg owned the Catlin Building from the mid-1950s to the 1980s.¹¹¹

260 State Street

Classification: Historic Non-Contributing

Historic Name: Murphy Building

Current Name: McMahan's Furniture

Year of Construction: c. 1940/c.1970s

Legal Description: 073W27BA00100; Salem Addition, Lot 1 in Block 47

Owner(s): TCD Partnership DBA
260 State Street
Salem, Oregon 97301

Description: This is a three-story stucco-faced concrete Modern style commercial building. Both north and east facades are dominated by fixed-light, aluminum-framed display windows. A large trapezoidal-shaped signboard at the corner and awning at the main entrance are prominent visual features that date from

¹¹¹ Marion County, deed book, vol. 177, p. 629 and vol. 317, p. 474, and vol. 541, p. 102; Clark, *History of the Willamette Valley, Vol. II*, 72, 75; "Sybil Coffin Catlin," *Capitol Journal*, March 2, 1953, 15; "Salem, Oregon," New York: Sanborn Map Company, 1895, updated to 1914, 1926.

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c.1970s. The majority of the building consists of the window areas on each floor. The historic windows that appear to have included a variety of multi-light windows (tax assessor's records) have been replaced with windows that contain more glass and less sash. The only features that display the building's historic appearance include the decorative parapet detailing and the columns between the expansive glass windows on all three floors. Therefore, because the majority of the building consists of the windows, and those windows are non-historic in design and materials, this building does not contribute to the historic qualities of the district and is considered a non-contributing structure in its current condition.

History and Significance: The Murphy Building, constructed around 1940, is associated with Chester G. Murphy, prominent Portland lawyer and Oregon real estate investor, who was born and raised in Salem. For many decades before construction of the Murphy Building, the three-story Griswold Building stood on the southwest corner of Commercial and State streets, Salem's major commercial intersection in the town's early commercial development. In the 1880s and 1890s, the Salem Library and the Masonic Hall occupied upper floors of the Griswold Building above three shops on the ground level. In the early 1900s, a drug store did business for many years in one of the ground-floor shops; furnished rooms and offices occupied different parts of the upper floors. At that time, some of Salem's most prominent citizens shared interests in the Griswold Building, including Judge Peter H. D'Arcy and Judge John Joseph Murphy and his wife, Elizabeth C. Lister Murphy.¹

Chester Griffin Murphy was born to John Joseph and Elizabeth C. Murphy in Salem in 1876. He attended Willamette University for three years before receiving his B.A. degree from Stanford University in 1900. From there he traveled to Boston where he attended Harvard University Law School in 1901-1902. Murphy returned to Oregon and was admitted to the bar in 1902. A year later, he completed his law degree requirements at Stanford University. He began practicing law in Portland, Oregon, first as an assistant to William D. Fenton for three years, and then on his own. From 1906 to 1914, he served on the U.S. District Court for Oregon as a referee in bankruptcy cases. During World War I, he traveled to Europe as part of a YMCA unit representing college athletes, and helped operate recreation facilities in Savoie, France, where thousands of soldiers went on leave. After the war, he led efforts to promote commercial aviation in the Pacific Northwest through his organization of the Oregon-Washington-Idaho Airplane Company. Beginning in the 1910s, Chester Murphy began investing in real estate in Portland and in Salem. He acquired a large stock farm in Woodburn and a hop yard in West Salem. He built the Commercial Hotel in Salem, and, with others, invested in the construction of the Trinity Apartments in Portland. Murphy oversaw the development of other Salem properties he owned, including the Murphy Building on State Street. Chester Murphy died in the mid-1950s; his wife Angela K. Murphy passed away in 1958. The Hogg Brothers acquired and occupied the building for many years beginning in the 1950s.¹¹³

261 State Street

Classification: Historic Contributing

Historic Name: White & Sons Company Building

Current Name: Offices

Year of Construction: c. 1911/1980s

Legal Description: 073W22CD03700; Salem Addition, from Lot 4 in Block 48

¹¹² "Salem, Oregon," New York: Sanborn Map Company, 1884, 1888, 1890, 1895, updated to 1914, and 1926; Marion County, deed book, vol. 39, p. 347.

¹¹³ Carey, *History of Oregon, Vol. III*, 374-75; *History of the Bench and Bar of Oregon*, 196-97; "Angela K. Murphy," *Oregonian*, February 13, 1958, 19.

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Owner: Pioneer Trust Company
POB 2305
Salem, Oregon 97308

Description: This is a two-story, three-bay Commercial style unreinforced brick building with pronounced yet simple geometric ornamentation. This building's pilasters continue up to the top of the parapet, separating the decorative cornice (rebuilt) above each set of windows in each bay; each double-hung window has a cast concrete lintel as well as a concrete sill. The building has been restored since c.1981, with the repair and replacement of some architectural features, including the transom lights that now have anodized sash. The storefront area has been replaced with smaller display windows. The central recessed entrance remains. Overall this building retains its historic appearance and majority of the original materials and contributes to the character of the downtown district.

History and Significance: The two-story brick D.A. White & Son Building, constructed around 1911, contributes to the overall significance of the Salem commercial district's history and architecture. The building has retained substantial integrity and it is associated with the White family, which contributed to agricultural and civic developments in the mid-Willamette Valley and in Oregon.

Daniel A. White, born in 1854 in Peoria, Illinois, came to Salem, Oregon, in 1890 after living in Kansas and Anatone, Washington, for a total of ten years. He immediately started a "commission," or feed, business on Court Street, which he later moved to Commercial Street. In 1909 he bought this property on State Street, which then was the site of four adjoining one-story buildings. Two years later, White presumably had this two-story brick structure constructed. It housed a lens grinding business in 1914, before White moved his feed store into it. By the early 1920s, Daniel White had built immense warehouses on Front and Water streets (adjacent to the east shore of the Willamette River), reportedly with a total capacity of six hundred tons of baled hay. At that time White also owned a sixty-six-acre farm near Salem devoted to loganberries. Two of the three children of Daniel and Edith D. Brewster White, H.O. White and Floyd M. White, joined their father in the feed business. D.A. White & Sons feed store eventually fostered the propagation of both a wholesale and retail seed business; it had seed processing operations throughout the U.S. and in Europe. Robert White, a mayor of Salem and state senator, was president of the company in its final years. The D.A. White & Sons Building remained in White family ownership until the mid-1980s.¹¹⁴

302 State Street

Classification: Historic Contributing (Listed as a Local Landmark)

Historic Name: Ladd and Bush Bank Building

Current Name: U.S. Bank

Year of Construction: c.1868/c.1880/1912/1927/1941/1967

Legal Description: 073W27AB07700; Salem Addition, from Lot 6 and Lots 7 and 8 in Block 34

Owner(s): US Bancorp
R E Mgmt. Div. T-3
POB 8837
Portland, Oregon 97208

¹¹⁴ Marion County, deed book, vol. 105, p. 316; "Salem, Oregon," New York: Sanborn Map Company, 1890, updated to 1914, and 1926; Carey, *History of Oregon Vol. III*, 145-46; "Salvation Army Doing Fine Work in the Community," *Oregon Statesman*, January 1, 1928.

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Description: This two-story Italianate style commercial building occupies the southeast corner of State and Commercial streets. It is built of concrete covered with very detailed ornamental cast iron.

On the street level there are twenty-eight bays: eighteen on the north elevation (State Street) and ten on the west side (Commercial Street). Each bay has semi-circular arched windows decorated with ornate cast iron, including pilasters on a Doric base with alternating foliate patterns and egg-and-dart panels culminating in a capital. Smaller fluted pilasters flank each window. They rise from Doric pedestals and culminate in Corinthian order capitals and semi-circular arches with prominent voussoirs that are also elaborately decorated with volutes and floral motifs. The windows are of fixed glass with anodized aluminum frames. The space below the windows is embellished with a cartouche, complete with rosette motif.

The building's cast iron decoration was formed from the same molds used for the Portland bank. This bank was subsequently enlarged on two or three occasions. In 1967, the building was remodeled. The interior was gutted, new concrete walls were constructed, and the old cast iron decoration was reapplied to the exterior, augmented by cast iron salvaged from the demolished Ladd and Tilton Bank in Portland. Whereas the original structure had brick flues aligned over each pilaster, today there is an attic story with ball-shaped finials along the lines of the old Portland designed by John Westor.

The diagonally oriented main entryway has round fluted columns. The bronze entry gates have the seal of Oregon in a lower panel, the upper panel features vertical twisted bars with a leaf theme. A cartouche with the word, "BANK" is situated above this primary entryway.

Although the building has been changed structurally, the original cast iron, character-defining features of the building remain and it contributes to the historic qualities of the downtown district and it is considered to be a contributing structure.

History and Significance The Italianate style Ladd and Bush Bank Building dates from 1868 and was constructed for Asahel Bush II, and William Ladd. Absalom Hallock, an early Portland architect, is believed to be the architect (although this has not been positively verified to date). As the first formally organized bank in Salem, the Ladd and Bush Bank greatly contributed to the financial and commercial development of Salem since its earliest years as a pioneer settlement in Oregon. The building displays a remarkable cast-iron assemblage on its street facades (although not original to this bank). The same banking institution has occupied this building at the main intersection of the historic district for over 130 years. The Ladd and Bush Bank achieves further significance for its association with Asahel Bush II who, as an early Salem newspaper owner, banker, commercial property investor, and public official, was a prominent figure in the early development of this historic district, of Salem, and of Oregon. For six decades (from the 1850s to the early 1900s), he commanded general recognition as one of the ablest and most public-spirited citizens of Oregon. In 2000 his name is still connected with the Ladd and Bush Bank in Salem, as well as Bush Street, the Bush House, and Bush Park, all in Salem.

Born in Westfield, Massachusetts, in 1824 to Welsh ancestors, Asahel Bush II received his education at Westfield Academy. Shortly after his father's death (when Bush was fifteen years old), the young Bush took up the printing trade in Saratoga Springs, New York. After three years there, he went to Albany, where he was associated with the New York State printing office. He returned to Westfield, Massachusetts, to study law, and was admitted to the state's bar in 1850. From early 1849 to July 1850, he served as the editor of the *Westfield Standard* newspaper.

Bush then decided to move to Oregon. After traveling by steamer down the East Coast, across the Isthmus of Panama, up to San Francisco, and, finally, to Astoria, Asahel Bush arrived in Portland, Oregon, in late 1850. After relocating to nearby Oregon City, he began publication of the first distinctly Democratic newspaper in the Oregon Territory, the *Oregon Statesman*, with financial support from Samuel R. Thurston,

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Democratic delegate to Congress from the Oregon Territory. Bush, eventually, purchased Thurston's interest in the paper. In 1953 Bush moved the newspaper office and printing plant to Salem, where he continued to own and operate the *Oregon Statesman*, achieving considerable financial and literary success, until 1863. For eight years during his ownership of the newspaper printing plant, Bush served as territorial printer for Oregon; he became the first state printer.

In 1854 Asahel Bush married Eugenia Zieber, a native of Maryland, born in 1833. Four children were born to the Bush couple: Estelle, A.N. Bush, Sally, and Eugenia. Eugenia Bush died in 1863.

Beginning in the early 1860s, Bush entered Salem's commercial world, when he became a silent partner in the general mercantile business of Lucien Health & Company. In 1868 he ventured into banking, in association with William S. Ladd of the Ladd & Tilton Bank of Portland. (This bank owned a half interest in the Ladd and Bush Bank; Bush owned the other half until December 1882 when he acquired sole ownership of the business.) The Ladd and Bush Bank Building was constructed in 1868 to accommodate the bank. Its doors opened for business in March 1869.

Over the years, the bank grew in assets and in its contribution to the physical and financial development of Salem's downtown commercial district. In 1910, with \$500,000 of capital, the Ladd and Bush Bank became incorporated as a state bank. Physical changes to the building reflected its general financial vitality. In 1890 a small bookkeeping room was added and incorporated into the south wall of the bank. In 1912, when the lobby was enlarged, the floor and walls were covered with Italian marble and bronze fixtures, and public areas were graced with new mahogany furnishings. Bush remained president of the bank until his death the following year in 1913. During his long involvement in banking, Asahel Bush financially supported the construction of commercial properties still standing in the commercial historic district, including the Bush-Breyman Block (135-141-147 Commercial Street, NE) and the Bush and Brey Block and Annex (179-195-197 Commercial Street, NE).

Asahel Bush also contributed to the civic and cultural vitality of Salem and Oregon during his sixty years in the capitol city. From 1868 to 1872, he served as superintendent of the state penitentiary in Salem. In 1888 Bush was chosen chairman of the central committee at the Democratic State Convention. He served for a number of years as a regent of the University of Oregon in Eugene, and was a trustee of Willamette University in Salem. Bush also served on the board of directors of the Lewis and Clark Centennial Exposition, held in Portland in 1905, and he was a member of the Oregon Historical Society, organized at the turn of the century.¹¹⁵

Following Bush's death, the bank continued to flourish. In 1928 the *Salem Statesman* declared that the Ladd and Bush Bank was the largest bank in Oregon outside Portland. The bank survived the Great Depression of the 1930s, unlike thousands of banks across the country whose doors closed permanently. In 1940, following the merger of the Ladd and Bush Bank and the U.S. National Bank of Portland, the bank building was enlarged by 3,000 square feet. Between 1965-1967, the bank building underwent a major remodeling. The entire interior was gutted and the exterior walls rebuilt of concrete to match the footprint of the previous bank building. The U.S. Bank of Oregon obtained the decorative cast-iron front from the Ladd and Tilton Bank in Portland and applied it to the Salem Ladd and Bush Bank Building to make a continuous series of arched openings along the full length of the street facades. The project cost one-and-one-half million dollars.

¹¹⁵ *Portrait and Biographical Record of the Willamette Valley, Oregon*, 27-29; Clark, *History of the Willamette Valley*, 44-46; Lang, *History of the Willamette*, 710; Carey, *History of Oregon*, 50-54; Gaston, *Centennial History of Oregon*, 264-68; "Largest in State Outside Portland," *Oregon Statesman*, January 1, 1928; "Bank Product of Pioneer Enterprise," *Capital Journal Golden Anniversary*, July 2, 1938; "125th Birthday Ladd & Bush Bank: 1869-1994, typescript (Marion County Historical Society).

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315 - 333 State Street

Classification: Historic Contributing (See also 110 Commercial Street NE)

Historic Name: Durbin Building

Current Name: Semlar Building

Year of Construction: 1860s/early 1870s/c.1920s/c.1960s

Legal Description: 073W27AB07900; Salem Addition, from Lot 5 in Block 33.

Owner(s): Economy Dental Supply Company
c/o Helen Spivak
1912 NE 27th
Portland, Oregon 97212

Description: This Commercial style, two-story, unreinforced brick masonry building, incorporates a flat parapet, sheet metal cornice and double-hung wood sash windows on the second floor. The storefronts on the east end appear to date from the 1920s. There are tile bulkheads and recessed entrances to four shops and access to a stairway up to the second level. A standing-seam metal awning from above the first floor storefronts over the sidewalk.

This building continues to display a 1920s overall appearance, primarily on the second level. Although changes have occurred to the storefronts, the building retains sufficient historic integrity to be considered a contributing building in the downtown district.

History and Significance: The Durbin Building is located at Salem's primary commercial intersection. The building retains substantial architectural integrity on the second floor since around 1920, when the owners of the southerly Durbin Building, then Joseph and Lillie Adolph and George E. and Margaret Waters, altered the building. At that time, the existing exterior walls were covered with a light-colored brick and the rounded window heads were squared. It is likely that a rear addition was also made to the Durbin Building at that time, which joined an existing (1870s) two-story building on the east. Also, this building is associated with some of Salem's noteworthy agriculturists and merchants: Solomon and Isaac Durbin, William Watkins, Richard H. Dearborn, H. Hirschberg, and George Waters.

Brothers Solomon and Isaac Durbin immigrated to Oregon in 1845. In 1848 Solomon fought in the Cayuse Indian War, then traveled to California later that year in search of gold. In the Sacramento area and later near the gold mining town of Jacksonville in southern Oregon, Durbin freighted supplies and raised cattle. After engaging in the cattle business in eastern Oregon and Montana, Solomon Durbin returned to his family's home in Salem. From 1853 to 1874, he and his brother, Isaac Durbin, owned and operated a livery stable, known as Durbin & Company, at the corner of Commercial and State streets. A January 1862 photograph of the northeast corner of Commercial and State streets shows the two-story wood frame "S. Durbin" livery with a team of sixteen horses hitched up in the snow. In the early and mid-1880s, T.B. Wait sold hardware and farm machinery from the Durbin Building.

William Watkins and Richard H. Dearborn owned the adjoining property on the north. In the 1860s, they constructed a brick building fronting on Commercial Street. William Watkins probably operated a livery stable at that location. Richard H. Dearborn was a harness maker. A harness-making shop occupied the northern-most Watkins-Dearborn Building into the 1890s. By then the Durbin Building had become a saloon with offices on the second floor.¹¹⁶

¹¹⁶ Gaston, *The Centennial History of Oregon, Vol. II*, 457-58; Marion County, deed book, vol. 9, p.658 and vol.10, pp. 584 & 587; Murphy, comp, *Oregon Business Directory and State Gazetteer*, 1873; Polk, *Salem City Directory*, 1896, 1902; "Salem, Oregon," New York: Sanborn Map Company, 1884, 1888.

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J.T. Fryer bought the southern-most Durbin Building in 1887. Between 1894 and 1911, H. Hirschberg owned the property. H. Hirschberg, Independence, Oregon, banker and large real estate holder throughout Oregon, bought this corner property in 1894 and owned it until 1911. Hirschberg, a native of Germany born in 1853, immigrated to the United States in 1870 and came west in 1872. Later that year, he settled in Independence, opening the first tin shop there and, in 1886, organizing the Independence National Bank. At this time, he began investing in real estate and, over the next four decades, acquired many business and residential properties in Independence, Portland, and Salem as well as extensive agricultural fields (especially hop fields) throughout the Willamette Valley. He also was active in fraternal groups, serving as treasurer of the state grange.¹¹⁷

Joseph Adolph and George E. Waters both purchased an interest in the corner Durbin Building in 1911. George E. Waters, a native of Nebraska, born in 1869, came to Salem, Oregon, with his parents in 1872. In 1891 he opened a cigar store in Salem. Fifteen years later, he embarked on the tobacco wholesale business in his shop on State Street. He eventually added wholesale candy to the inventory of his tobacco shop on State Street. Joseph Adolph, born in 1882, ventured into business in Salem in the early 1900s. He first clerked at Rostein & Greenbaum groceries in Salem, then, opened his own cigar store on Commercial Street around 1910. His brother, Samuel, soon joined him in a business known as Adolph Brothers, which expanded to include soft drinks and billiards in the 100-block of North Commercial. Adolph and Waters invested jointly in other Salem commercial property in the early decades of the 1900s, including the building at 198 Liberty, N.E., also located in Salem's historic commercial district. Adolph and Waters presumably remodeled the Durbin Building around 1920, at which time major alterations were made to the window headers, exterior wall surface, and the rear (east end) of the building. By the mid-1930s, the two Adolph brothers had joined Edward Rostein in a venture that eventually became Salem Drug Company. Waters passed away in 1940; Adolph died two years later. Harry Semler, a dentist, acquired this property in 1958 from Margaret Waters (George Waters's wife) and Rex and Alden Adolph, sons of Joseph and Lillie Adolph.¹¹⁸ The Semler Dental Offices occupied the building for several years

.335 - 349 State Street

Classification: Historic Contributing (Listed as a Local Landmark)

Historic Name: Bayne Building

Current Name: Mary Lou Zeek Gallery/Byzantium

Year of Construction: c. 1902

Legal Description: 073W27AB07800; Salem Addition, from Lot 5 in Block 33.

Owner(s): Yank Investments, Inc.

c/o Steven Gorham

341 State Street

Salem, Oregon 97301

Description: This is a two-story, four-bay Commercial-style unreinforced brick building, was designed by William Knighton. A stairway entrance to the second level exists in the middle of the building. It features a projecting metal cornice with brick dentils below, and has a horizontal row of diamond-shaped patterned brickwork below the entablature. The paired second-story double hung wood windows have a cast-stone egg-

¹¹⁷ Marion County, deed book, vol. 57, p. 139 & 142; Carey, *History of Oregon*, Vol. II, 151-52.

¹¹⁸ Marion County, deed book, vol. 118, pp. 81 & 86 and vol. 579, p. 197; Polk, *Salem City Directory*, 1902, 1905, 1907-08, 1909-10, 1913, 1917, 1921, 1924, 1926-27, 1930-31, 1934, 1938-39; Clark, *History of the Willamette Valley*, 78-79; "Adolph," *Capitol Journal*, September 16, 1942, 10; "Margaret M. Waters," *Oregon Statesman*, June 3, 1964, 2.

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and-dart border around three sides with a cast-concrete sill. Transom windows with wood sash remain above a c.1980s storefront with aluminum sash and non-historic tile in the bulkhead areas. A c.1940s metal canopy covers the storefront area. The second floor and transoms comprise the majority of the building and retain historic integrity. This building describes the history of the area, adds to the character of the downtown historic district and is considered a contributing structure.

History and Significance: The Bayne Building, constructed in 1902, contributes to the feeling of evolving commercial history in the Salem district since it retains much of its second-story exterior architectural integrity of design, window fenestration, and ornamentation. Moreover, it was designed by prominent Oregon architect William Christmas Knighton. It is also significant for its association with the Bayne family, prominent in Salem commercial and cultural developments in the first half of the 1900s. Although stucco covering the south facade, possibly original, has been removed to expose the underlying brick, efforts in recent years have been made to return some of the design features removed in the mid-1900s. The original projecting cornice, decorative ornamentation beneath it, and molding framing the four paired windows on the second floor have been returned. Additionally, one-over-one, double-hung sash windows on the second floor have replaced single-pane metal windows that were probably installed in the 1960s. Finally, ground-floor transom windows have been exposed on the eastern half of the building.

The Bayne Building stands on the site of two earlier small buildings: a two-story building to the west and an adjoining one-story building along the alley. John Bayne, a lawyer, and George Bayne, a hop grower, bought this property and constructed the present building around 1902. George Bayne, a native of Scotland, came to Salem in 1891. He eventually acquired roughly fifty acres of hop fields east of Salem. Politically active in the community, he served on the Salem City Council (1903-1907) and, reportedly, kept the Democratic Party in Salem vital during a period of Republican Party domination following World War I.

Bayne commissioned architect William Christmas Knighton to design the Bayne Building.¹¹⁹ Born on Christmas day in 1864 in Indianapolis, Indiana, Knighton attended schools in Indianapolis, Chicago, and Birmingham, Alabama, before coming to Salem, Oregon, in 1893. At first he worked as a draftsman in the architectural firm of C.S. McNally. His early projects included the MacLaren School for Boys in nearby Woodburn, the Old Soldier's Home in Roseburg, Oregon, and the residence of Dr. L.A. Port (now owned by the City of Salem and part of Deepwood Park). Knighton left Salem in 1896. He practiced architecture two years in Los Angeles and then in Birmingham, Alabama. He returned to Oregon and located in Portland where his career flourished. He became one of Portland's first architects to use terra cotta in a highly decorative style of geometric, sculptured embellishments, visible in 2000 on the 1909 Governor (Seward) Hotel. In 1913 Oregon Governor Oswald West acknowledged his architectural accomplishments by appointing Knighton the first state architect. In this position, which he held until 1917, Knighton designed armories, schools, and office buildings for the state, including the Oregon Supreme Court Building in Salem, Grant School and the Greyhound Bus Depot in Portland, and Johnson Hall on the University of Oregon campus in Eugene. He also conferred with the University of Oregon School of Architecture Dean on the overall design of the university's campus plan. During his thirty-five-year career in Oregon, Knighton ably designed commercial, public, and residential buildings in a wide array of architectural styles, popular between 1902 and 1938, when Knighton died in Portland.¹²⁰

The Bayne Building has been the home of numerous retail businesses on the ground floor over the years, including several food-related businesses, such as a bakery and the Little King Restaurant, in the east

¹¹⁹ Kadas, "Oregon Inventory of Historic Properties,"

¹²⁰ *Ibid.*

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half and the OK Barber Shop in the west half, as well as a Western Union office. Offices have occupied the second floor.

351 - 367 State Street

Classification: Historic Contributing (Listed in the National Register 1982)

Historic Name: Farrar Building

Current Name: Arbuckle Costic Architectural Firm

Year of Construction: c. 1917/1930s

Legal Description: 073W27AB6600 & 6500; Salem Addition, from Lot 4 in Block 33

Owner(s): Arbuckle Costic, LLC
363 State Street
Salem, Oregon 97301

Description: This is a four-bay, single-story Revival-style brick building, designed by Salem architect Fred A. Legg, with stepped/curvilinear parapets topped with a concrete coping. Two corner and three intermediate pilasters define the bays. The building is notable for its elaborate masonry ornamentation immediately below the soffit of the cornice consisting of a band course of fluted masonry and pendants.

At the ground level, each of the four bays contains a separate entrance. The storefronts consist of large plate-glass windows with wood sash and c.1930s tile in the bulkhead area. The building has leaded-glass transom windows, and a metal canopy supported by large steel chains running from the building's facade. This building was listed in the National Register of Historic Places in 1982 and is a contributing building within the downtown historic district.

History and Significance: The Farrar Building, constructed around 1917, conveys a sense of the Salem commercial district's historical evolution between the late 1860s and the mid-1900s. The building's one-story brick facade, with decorative details on the upper wall and band of transom lights above the display windows, retains substantial original physical integrity. The building is associated with the life of John Farrar, who contributed to the public vitality of Salem for many decades in the 1900s. The Farrar family bought this property in 1916 from Frank and Clemma M. Durbin. One year later, the Farrars obtained a mortgage against the property from Ladd and Bush Bank, suggesting that the building could have been constructed that year. It postdates 1914 when a Sanborn map of Salem shows the four shop spaces on this site were occupied by a building of different dimensions.

John Farrar (1810-1891) purchased the property in 1879; his heirs constructed this building. Born in Yorkshire, England, Farrar was trained in the woolen mills of England; he brought his family to the well-developed industrial town of Lowell, Massachusetts, in 1848 where he worked in woolen mills. Upon his relocation to Salem, Oregon, he worked in the Willamette Woolen Manufacturing Company mill, which is reported to be the first woolen mill on the West Coast.¹²¹ He had three children: Squire, Elizabeth and John. John Hatch Farrar served as assistant postmaster of Salem in the 1910s, 1920s, and early 1930s. John and his wife, Lulu, parented a daughter, Helen E. Farrar, who also had an interest in the Farrar Building. The Farrar family retained possession of the property for over four decades.¹²²

¹²¹ Dunniway, "National Register of Historic Places Inventory-Nomination," 1981.

¹²² Marion County, deed book, vol. 144, p. 46; "Salem, Oregon," New York, Sanborn Map Company, updated 1914, 1926; Polk, *Salem City Directory*, 1913, 1917, 1921, 1924, 1928/29, 1935, 1938, 1940-41.

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The architect was Fred A. Legg (1869-1941), who began his architectural career in the offices of Walter D. Pugh of Salem, Oregon, in 1902. During his career he designed Garfield School in Salem as well as Englewood, Highland, and Richmond schools in Salem, and the Douglas C. Minto bungalow in 1922. Commercial structures he designed included the Murphey Block (now gone), the Willis Roth and Buren buildings in Salem, and the Ainsworth Building in Portland.

Over the years several businesses have occupied retail space in the Farrar Building. Midget Market occupied shop space at 352 State Street until 1964. Shoe stores occupied the retail store space at 357 State Street for years. From 1921 through 1972 these included: the Cohen Shoe Company, the Kafeteria Shoe Store, the Style Arch Shoe Company, the Mercon Shoe Company, and the Shoe Box.

The store at 363 State Street was originally the Central Cigar Store. From 1930 until July of 1981 it was the Smoke Shop. It not only sold cigars, but also served food and drinks at a long double counter; billiard and cards were played in the back. This business served a very special and significant function in the Salem community. Eventually it became a meeting place for farm and other transient laborers in the Salem area. Here they might be hired for a day's work. Those who were homeless left their bundles in a corner of the shop. In later years, Mr. Cline cashed their social security and welfare checks, serving as a sort of banker. It was a community institution. The proximity of the Bligh Hotel where transient labor stayed was an influencing factor in this development about the time of World War II.¹²³

The store at 371 State was a barbershop operated by A. Louis Tumbleson from 1928 to 1938. The Postal-Telegraph Cable Company office occupied the space at 373 State Street until 1942. In 1945 this half store was occupied by Jary's Florist, and in 1947 by Mode O'Day Women's Fashions. From 1949 through 1959, Newland Jewelers occupied this space, and from 1960 through 1966 it was home to W. M. Ostby Jeweler's Repair.¹²⁴

356 State Street

Classification: Historic Contributing (Listed in the National Register in 1980)

Historic Name: J.K. Gill Building

Current Name: Pete's Place

Year of Construction: 1868/1950s

Legal Description: 073W27AB06700; Salem Addition, from Lots 1 and 2 in Block 34

Owner(s): Greg J. and Diane C. Syverson
179 Commercial Street, NE
Salem, Oregon 97301

Description: This two-story unreinforced brick Italianate style building measures twenty-four-by-eighty feet. Narrow second-story openings are fitted with one-over-one, double-hung wood sash windows. The upper wall is finished with a brick belt course, brick panels, and a corbelled brick frieze with a simple bracketed cornice. The ground floor of the primary facade is now sheathed with metal panels that simulate rusticated stone, and the storefront windows have been replaced with smaller, rectangular fixed glass. Some of the changes to the first floor appear to date from c.1950 with the use of Carrerra glass bordering the "storefront" area. Although changes have occurred to this structure, it was listed in the National Register of Historic Places and retains sufficient integrity to contribute to the historic district.

¹²³ *Ibid.*

¹²⁴ *Ibid.*

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History and Significance: The J.K. Gill Building was constructed in 1868, making it one of the oldest in the historic district. On May 15, 1869, the First Presbyterian Church of Salem was organized on the upper floor of this building. The building achieves significance as a fine example of an early Italianate style building in the district and for its association with prominent Northwest book dealer, J.K. Gill, and with the cultural and commercial developments in Salem in its early period of growth.

J.K. Gill, who had this structure built, founded what became one of the most successful bookstores in the Pacific Northwest. Gill acquired the business from his mother-in-law, and on September 8, 1868, he opened for business as the firm of Gill and Yeaton. Shortly thereafter, Gill relocated to Portland. The Salem store continued under new owners, one of whom, J.L. Cooke, purchased the entire business in 1935. By this time the store had been relocated to 370 State Street.

Gill was also known for his publishing. In 1882 he published *Gill's Dictionary of the Chinook Jargon*, which became a standard work on the trade jargon developed by the fur traders of the Pacific Northwest and was used among the Indian tribes in the region as a common language.

In 1886 Christopher Paulus, a local Salem contractor responsible for constructing several commercial buildings in the town, acquired the building and, with E. Klinger, ran a saloon. This launched a long history of alcohol being served at this location under various names, including Paulus and Klinger, Talkington's Bureau Saloon, Patterson's, and the Pioneer Club. Christopher Paulus's son, Robert C., was born upstairs in this building in 1888; later, Robert C. Paulus's son would also be born there.

This building is representative of a number of brick business buildings in the Italianate style that were built in Salem. Many of them are no longer standing or are extensively altered.¹²⁵

360 - 372 State Street

Classification: Historic Contributing (Listed in the National Register in 1980)

Historic Name: Adolph Block

Current Name: Cooke Stationery/Guitar Planet

Year of Construction: 1880

Legal Description: 073W27AB00800; Salem Addition from Lots 1 and 2 in Block 34

Owner(s): Cooke Stationary Co.
370 State Street
Salem, Oregon 97301

Description: This is a two-story rectangular unreinforced brick Italianate style block designed by J.S. Coulter. It is composed of three shop spaces on the ground floor with a total footprint measuring seventy-five-by-eighty feet. A seven-foot wide interior stairway is located at the western end of the building.

The second-story fenestration is comprised of one-over-one, double-hung wood sash windows trimmed with deep moldings, ornamental keystones, and crocket crestings. Below the cornice line, the facade -- with its rhythmic pattern of segmental and round-arched openings -- remains unchanged. The cornice and entablature area of the western two-thirds of the building have been removed or covered with a flat sheet metal. The eastern one-third displays the original decoration consisting of a frieze with swag motif in relief and a restrained cornice carried by modillion blocks.

Ground-story shop fronts have been modified over the years, but cast-iron columns delineating the easternmost of the three stores are intact, as are pilasters separating the storefronts at the second story. The transom lights on the eastern-most section of the building appear to date from the 1880s, with the middle

¹²⁵ Duniway, "National Register of Historic Places Inventory-Nomination," 1979

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section from the 1920s, and the western-most section from the 1960s. The three storefront areas include sections with c.1930s tile, and c.1950 Carrera glass. The recessed entrance floors incorporate tile. Overall, the storefront areas retain the original configuration consisting of recessed entrances and display windows, and contribute to the character of the building. The building retains its overall integrity and contributes to the downtown district.

History and Significance: In 1880 three wood buildings that occupied the south side of State Street in the 300 block burned to the ground. Samuel Adolph purchased those parcels and announced he would construct a brick building on the site that would offer space for three separate businesses.¹²⁶ The building was finished in December of that year.¹²⁷ The Adolph Block is a Contributing resource in the historic district; it has retained key design elements that distinguish it as an Italianate style building and it is associated with Samuel Adolph, who contributed to the commercial and civic up-building of Salem.

Samuel Adolph, the original proprietor of the building immigrated to the United States from the outskirts of Berlin in 1855. He enlisted in the Army and served eight years, reaching the rank of lieutenant. In 1867 he came to Salem and entered the brewery business with John Brown. He served on the city council and built several business blocks in downtown Salem.¹²⁸

J.S. Coulter designed this building; Adolph and Smith financed its construction. It was completed in December 1880.¹²⁹ In that same month, Smith & Millican, butchers, moved into their store in the new Adolph Block, and Sam Adolph opened his saloon in another ground-floor space. Interestingly, Smith and Millican had their butcher shop in the former building on this site that burned and was replaced by this new brick building. Numerous lessees occupied the third store in the building over the years, including a jeweler (J.C. Barr); a watchmaker and jeweler (S.W. Thompson & Co.); and a restaurant (The White House Restaurant).

In 1935 J.L. Cooke, having purchased the business started by J.K. Gill next door (at 356 State Street), moved the business to this location. In 1951 J.L. Cooke died and James A. Henry purchased Cooke Stationery Company in 1957. Cooke's Stationery in recent years has expanded into the ground floor of the westerly portion (362 State). As of this writing, Jim Henry's son, Kip, and daughter, Colleen, continue to operate Cooke Stationery Company.

379 - 383 State Street

Classification: Historic Contributing (Listed as a Local Landmark)

Historic Name: Pomeroy Building

Current Name: MaValise/Coiffeure

¹²⁶ *Oregon Statesman*, June 25, 1880

¹²⁷ *Ibid.*, December 31, 1880

¹²⁸ Duniway, "National Register of Historic Places Inventory-Nomination," 1978

¹²⁹ According to an article which appeared in the October 7, 1880, *Oregon Daily Statesman*, the construction was not without its difficulties:

"Yesterday evening about half past 4 o'clock, the first section of the rafters for the roof of the Smith, Thompson & Adolph brick fell with a crash that sounded like distant thunder. The rafters had been raised and sheeted, but not being sufficiently braced, and the carpenters had placed ten or fifteen thousand shingle nails on the same preparatory to shingling, but the weight was too great. When the frame work fell, it knocked two or three chimneys off the outside wall and the brick fell upon the roof of Mrs. Snyder's book bindery, which is situated immediately below, and badly frightening the occupants of that establishment and the adjoining composing rooms in Mr. Waite's printing office. As these handsome compositors thought that an earthquake had struck the building, they made the best time on record out of the various windows. The damage to the fallen roof is slight and will be repaired in a few hours this morning."

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Year of Construction: c. 1860/1926

Legal Description: 073W27AB06400; Salem Addition from Lot 4 in Block 33

Owner(s): Charles Zawell

POB 2248

Salem, Oregon 97308

Description: This is a two-story unreinforced brick building covered with stucco, scored to simulate stone. The primary facade (south-facing) has three medallions equally spaced across the facade. The second-story fenestration is comprised of two window bays, each with two one-over-one, double-hung wood sash windows. Each window bay is surmounted with a bas-relief arch that continues into bay surrounds. Within each bay is a pilaster with rope ornamentation that separates the two windows.

Multiple arched transom windows provide illumination for ground-floor spaces. The ground floor is divided into two equal shop spaces, each with a central recessed door. Display windows trimmed in marble and ornate woodwork date from a 1926 remodeling. This building retains its historic integrity and contributes to the downtown district.

History and Significance: The Pomeroy Building contributes to an understanding and appreciation of the evolving history of commercial developments in the downtown historic district. It has retained substantial architectural integrity since its 1926 remodel and is associated with the lives of several tenants who contributed to legal developments in the capital city. When originally built around 1860 (according to the Oregon Inventory of Historic Properties, 1993), this building served as a rooming house. In 1925 Charles T. Pomeroy (a jeweler) and A.A. Keene purchased this property. A Portland carpenter and cabinetmaker remodeled the facade in accordance with plans prepared by Pomeroy and Keene, transforming the architectural style into Commercial. As of June 1993, Pomeroy's daughter, Audrey, was managing the jewelry store.

Earlier tenants in the building included Miller Hayden of the Real Silk Hosiery Company (he later became a lawyer and state district judge); Fred Binyon, insurance agent and notary public (later to serve as an assistant attorney general attached to the Oregon State Insurance Department for seventeen years); and attorney C.F. Gillette (also city attorney for Monmouth, Oregon).¹³⁰

388 State Street

Classification: Historic Contributing (Listed in the National Register in 1986)

Historic Name: First National Bank, Old/Capitol Tower

Current Name: Bank of the Cascades

Year of Construction: 1926

Legal Description: 073W27AB07200; Salem Addition from Lots 1 and 2 in Block 34

Owner(s): Salem Gargoyle, LLC

c/o Jennings and Company

Attention: Ted Pikes

POB 70407

Eugene, Oregon 97401

¹³⁰ Kadas, "Oregon Inventory of Historic Properties," June, 1993.

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Description: This eleven-story reinforced architectural scored concrete, skyscraper, the tallest building in Salem, was designed by L.L. Dougan. A Commercial style building, it is situated on the southwest corner of State and Liberty streets. It has two primary facades. The north-facing facade is 45 feet wide and comprised of three bays; the east-facing facade is 100 feet wide with seven bays.

Characteristic of the Commercial style, this 145-foot tall building is architecturally divided into three parts: a two-story ground-level section, a seven-story central or shaft section, and the upper two stories. Each of the three sections is architecturally distinctive. A massive two-story arch dominates the ground floor of the north elevation over the main building entryway. The east-facing facade has five two-story arched window bays that echo the entryway arch. The second and third stories are separated by a prominent masonry belt course that is decorated with dentil molding consisting of a series of four different faces that alternate between human and mythological faces.

Four undecorated masonry pilasters extend up from this belt course to the parapet. These pilasters divide the north facade (above the third floor) into three bays. From the fourth to the tenth floors these bays are bisected by narrow engaged columns, which appear to buttress semi-circular arches (two per bay) directly above the tenth-story windows. There are fourteen two-light steel casement windows with transoms in each bay. All the windows are rectangular except the six tenth-story windows that have arched transoms.

The building has elaborate ornamentation on the north and east elevations from the eleventh floor upward to the parapet. The outer bay has a standing human figure with stylized wings surrounding it, bearded human faces in relief, and statuary of griffins at both the northwest and northeast corners of the building. A third such statue is also near the southeast corner. The parapet itself is divided above each bay into three rectangular segments; the center one is somewhat higher and more protruding than the two flanking it. Aside from its longer horizontal dimension and additional bays (seven as opposed to three on the north facade), the east elevation is substantially similar to the north. Recently, an elevated, covered walkway has been extended out from the south facade to connect with a multi-level parking structure.

This building retains its historic integrity and contributes to the character of the downtown district.

History and Significance This building was designed by Portland architect L.L. Dougan, financed by Thomas A. Livesley (through the First National Bank), and constructed in 1926. Three years earlier when the First National Bank was organized, Thomas Livesley, who sat on the bank's board of directors had announced that the directors "would erect as a home for the bank and for other important business institutions in Salem, a modern steel and concrete building on the corner of State and Liberty streets." When completed in 1926, seventy-five percent of available office space was leased, with physicians and dentists predominating as tenants.¹³¹ The First National Bank occupied the ground floor until the late 1940s when Stevens & Sons Jewelers became tenants through 1982. The building is locally significant for its integrity and physical dominance in the historic district. It is the premiere example of reinforced concrete construction in Salem. The building is also significant for its association with Thomas Livesley, leading hop grower in the Northwest, politician, and Salem entrepreneur.

Thomas A. Livesley was born December 8, 1863, in Ironton, Wisconsin. His father is reputed to be the first person to export hops from Wisconsin to Great Britain. In 1887 Thomas Livesley's father relocated his family to Seattle where he continued in the hops trade. Young Livesley worked in the family

¹³¹ John M. Tess, "Nation Register of Historic Places Inventory-Nomination," First National Bank Building, 1985

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hops business until he was thirty-one. In 1894 he began his own hop business in Salem, and came to own one of the largest hop farms in the Northwest.¹³² Additionally, Livesley served as Salem's mayor and filled an unexpired term in the state senate.

Leigh L. Dougan, the Portland architect, grew up in Indiana, studied architecture at the Armour Institute of Technology in Chicago, and spent fourteen years with the Portland, Oregon, firm of Houghtaling & Dougan. In 1925 the firm disbanded; Dougan continued practicing on his own. Dougan became well known for his broad knowledge and use of classical style design elements in his buildings. In addition to Salem's First National Bank, he is credited with the design of the Medical Dental Building in Portland, Oregon, the Oregon State Tuberculosis Hospital in Salem, the Lake Oswego grade school building, the John Day high school, the Jesuit Novitiate in Sheridan, Oregon, and the monastery at the Sanctuary of Our Sorrowful Mother in Portland. Dougan was also known for his sketches in both oil and water colors. During the Great Depression he began a series of illustrations, "Wildlife of the Pacific Northwest."¹³³

416 State Street

Classification: Historic Non-Contributing

Historic Name: Unknown

Current Name: Key Bank

Year of Construction: 1920/1980

Legal Description: 073W27AB04800; Salem Addition from Lots 6, 7 and 8 in Block 20

Owner(s): Western Security Bank
POB 560807
Salem, Oregon 97301

Description: This building is on the southeast corner of State and Liberty streets. It is a two-story building that drops to one story on the western-most end. Its primary facades (west and north elevations) are dominated by a series of closely spaced nine-foot high arches. The western-most portion of the north-facing facade is clad in textured white brick. The building has received substantial exterior alterations since 1950 and does not contribute to the historic character of the district.

440 State Street

Classification: Historic Non-Contributing

Historic Name: Gray Belle Restaurant

Current Name: Ming's Restaurant

Year of Construction: 1890/1980

Legal Description: 073W27AB04900; Salem Addition from Lots 7 and 8 in Block 20

Owner(s): Minh C. Yeung
2270 Red Oak Drive, South
Salem, Oregon 97302

Description: This is a two-story, commercial building with metal latticework covering the second-floor facade. The ground-floor facade is faced in white brick and it currently has an umbrella awning. Exterior

¹³² *Ibid.*

¹³³ *Ibid.*

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alterations, although possibly reversible on the second-floor facade, have been substantial c.1960s, and this building does not contribute to the historic character of the district in its current condition.

History: It appears from a historic photo that the Gray Belle Restaurant was located in the ground floor of this building, with offices on the second floor, during the historic period.

441 - 445 State Street

Classification: Vacant -- Parking

Historic Name: N/A

Current Name: N/A

Year of Construction: N/A

Legal Description: 073W27AB05000; Salem Addition from E ½ of Lot 5 in Block 21.

Owner(s): Miriam Bednarz, Trustee, *et al*
780 Commercial Street, SE #300
Salem, Oregon 97301

453-469 State Street

Classification: Vacant -- Parking

Historic Name: N/A

Current Name: N/A

Year of Construction: N/A

Legal Description: 073W27AB02900; Salem Addition fr Lots 3 and 4 in Block 21.

Owner(s): City of Salem
555 Liberty Street SE
Salem, Oregon 97301

475-481 State Street

Classification: Vacant -- Parking

Historic Name: N/A

Current Name: N/A

Year of Construction: N/A

Legal Description: 073W27AB02800; Salem Addition from Lots 3 and 4 in Block 21.

Owner(s): City of Salem
555 Liberty St SE
Salem, Oregon 97301

456 - 468 State Street

Classification: Non-Historic Non-Contributing

Historic Name: N/A

Current Name: Kelly Services

Year of Construction: 1967

Legal Description: 073W27AB03000; Salem Addition from Lots 1 and 2 in Block 20

Owner(s): Michael B and Carol J. Dye
5820 Aumsville Highway
Salem, Oregon 97301

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Description: This is a steel and concrete two-story commercial building. Its primary (north-facing) facade is dominated by fixed light/hopper windows with anodized metal framing and a glass storefront flanked by brick. This building was constructed outside the period of significance and is a non-contributing structure.

494 State Street

Classification: Historic Contributing

Historic Name: Hubbard Building or Oregon Building/Oregon Electric Railway

Current Name: Unknown

Year of Construction: 1913/1928

Legal Description: 073W27AB03100; Salem Addition, E ½ of Lots 1 and 2 in Block 20

Owner(s): Oregon Building - State Street

c/o ALP Associates

12400 Wilshire Blvd, #1450

Los Angeles, California 90025

Description: This is a four-story Commercial style unreinforced brick building on the southwest corner of State and High streets. The entrances on both the north and east facades are marked by a decorative, curved parapet and chevron brick surrounds which include crowning finials. The area between the roof cornice and the top-floor window lintels on both of these facades is embellished with diamond-shaped ornamentation.

Second-, third- and fourth-floor fenestration patterns are identical. The northern elevation has twelve windows; the eastern has twenty-one. All windows are eight-over-one, double-hung wood sash. The ground floor has anodized aluminum-framed display windows. Although the storefront area has been changed, the building retains the majority of its original materials and design and contributes to the character of the downtown district.

History and Significance: The Hubbard Building or Oregon Building, constructed in 1913, contributes to the overall sense of evolving history in the Salem commercial district and, importantly, is associated with transportation developments in Salem and the Willamette Valley. The Hubbard Building served as the original Salem depot for the Oregon Electric Railway, whose Salem-to-Eugene tracks ran down High Street. This four-story building retains substantial architectural integrity of design, materials, and decorative elements on the upper three floors. The building is also associated with leaders in Salem's commercial community. Architects W.P. Dawson and Matt Flanagan, reportedly, designed this building in association with well-known Oregon architect, Ellis F. Lawrence. This building housed the Globe Theater (1913-1915) and the Oregon Theater (1917-1928). Fannie E. Hubbard, wife of Thomas Hubbard, owned the building about five years before selling it in 1918.

Harry M. Hawkins and Thomas Roberts bought the Hubbard Building in 1921. During their ownership, the Hubbard Building housed Metropolitan Stores, Sears, and various law offices. In the 1920s, 1930s, and 1940s, H.M. Hawkins and Thomas A. Roberts were partners in the firm Hawkins & Roberts, which offered its clients loans and investment opportunities. The firm had offices for many years on the second floor of the Oregon Building, before Harry Hawkins moved to Portland in the late 1930s. In the late 1950s, Hawkins and Roberts traded their building for the Senator Hotel (now gone), at the nearby northeast corner of State and High streets.¹³⁴

¹³⁴ Mark Siegel, "State of Oregon Inventory of Historic Properties," December 10, 1980; Marion County, deed book, vol. 97, p. 159, and vol. 146, p. 402, and vol. 165, p. 295; Polk, *Salem City Directory*, 1905, 1909-10, 1915, 1917, 1921, 1926-27, 1930-

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508 - 524 State Street

Classification: Historic Contributing

Historic Name: Bligh Building

Current Name: Pacific Building

Year of Construction: 1926/1970s

Legal Description: 073W27AB02300; Salem Addition, from Lots 7 and 8 in Block 7

Owner(s): Samuel Blair
POB 1108
Salem, Oregon 97308

Description: This 21,438 square-foot concrete, white brick-faced Commercial style building occupies the southeast corner of State and High streets. The west side, second-floor fenestration is comprised of sixteen windows, some that are one-over-one, double-hung wood sash and others that are fixed. The building has a dentiled cornice, a wide frieze, a terra cotta beltcourse, and lion's head downspouts. The ground floor appears to have been altered in the 1970s and is devoted to display windows with overhanging fabric awnings. The building retains its overall historic materials and design and contributes to the historic character of the downtown district.

History and Significance: The Bligh Building, constructed in 1926, conveys a sense of the historical evolution of the Salem commercial district. Although the street-level facade has been successively altered over the years and the present awning is not historical, the original second-floor materials, fenestration, and decorative details have been recovered in recent years after remodeling in the 1960s completely covered the exterior walls with smooth vertical paneling. Rehabilitation of the second floor would be completed if the reflective single-pane glass in the second-floor windows were replaced with historically accurate double-hung sash windows. This building is also associated with the life of Frank D. Bligh, Salem hotel and theater owner.

Frank D. Bligh and his mother, Anna Bligh, bought this large corner property when the Hotel Salem (formerly the Monroe House, then, Cook's House), a large two-story structure set back from State Street, stood on the site. Born in 1890 in Winnipeg, Manitoba, Canada, Frank D. Bligh came to the United States with his parents in 1904, settling first in Portland, Oregon, and, in Salem in 1908. T.G. Bligh and his son, Frank, soon opened the Star Theater, and, later, the Liberty Theater. In 1912 the Blighs built the combined Bligh Hotel and Bligh Theater on the north side of State Street, next to the Masonic Building, between High and Liberty streets. (This complex is now gone and the site is occupied by a parking lot.) Following the death of T.G. Bligh, Frank D. Bligh took over the family hotel and theater business. In 1926 he built the Bligh Building and the adjoining (to the east) Capitol Theater of reinforced concrete. At that time, the Bligh Building had no less than ten separate shop spaces, facing State and High streets. He also opened the Salem Hotel and operated the Grand Hotel. Frank Bligh married Mildred Rhodes. They raised a daughter, Margaret Ann Schweigert.¹³⁵

In 1945 Walter C. and Lottie D. Winslow bought the Bligh Building. Walter C. Winslow was born in 1882 in Polk County a short distance from Salem. After graduating from the University of Oregon in 1906 and Willamette University Law School in 1908, Winslow was admitted to the Oregon State Bar and

31, 1934, 1938-39, 1942; "Salem, Oregon," New York: Sanborn Map Company, updated to 1914, 1926; "Swapped Buildings Have History," *Capital Journal*, December 11, 1959, 6.

¹³⁵ "Theater, Hotel Building Passes," *Capital Journal*, November 5, 1960; "Salem, Oregon," New York: Sanborn Map Company, 1888, 1890, 1895, updated to 1914, 1926.

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began practicing law in the Salem offices of Oregon Senator Charles L. McNary and J.H. McNary. A highlight of his career came in 1947 when he served as an Oregon Supreme Court justice pro tem while Justice James T. Brand was officiating at the war crimes trials in Nuremberg, Germany. Winslow was a leader in Salem's YMCA and in the First Methodist Church. He was also an avid outdoorsman. Lottie and Walter Winslow raised three children: Norman (a partner in his father's law firm), Genevieve Mickenham, and Gertrude Blanchard. Lottie died in 1961. Walter died of a heart attack in 1962. The Winslow family retained ownership of the building until 1976 when Norman Winslow sold it to S. Blair and T.K. Haenny.¹³⁶

542 State Street

Classification: Vacant -Parking

Historic Name: (former site of the Grand Theater)

Current Name: Parking

Year of Construction:

Legal Description: 073W27AB02200; Salem Addition, from Lots 7 and 8 in Block 7

Owner(s): STAGE, Inc.
170 High Street, SE
Salem, Oregon 97301

¹³⁶ Marion County, deed book, vol. 329, p. 199; Clark, *History of the Willamette Valley*, Vol. II, 475-76; "Searchers Find Winslow's Body," *Oregon Statesman*, May 25, 1962, 1.

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INTRODUCTION

The Salem Downtown Historic District is a well-preserved example of Salem, Oregon's commercial development which occurred between the 1860s and 1950s. This district is distinguished from other commercial areas in Salem in several ways. Its street grid pattern, comprised of 99-foot-wide streets oriented in relationship with magnetic (rather than true) north; its diverse architectural styles; and its association with early and long-time commercial, social, and cultural developments in the state capital, all make this district unique.

The district's association with a regional response to the discovery of gold in California, its association with the commercial response to the development of agriculture in the Willamette Valley, and its association with the development of the Oregon Territory and later the state all render it eligible for inclusion in the National Register under the provisions of Criterion A.

Additionally, the retention of the district's eclectic variety of commercial architectural styles, representative of various periods of its history, meets the requirements of Criterion C, in that structures within the district comprise a collection of historically significant architectural examples.

HISTORY AND CONTEXTUAL SIGNIFICANCE

The Salem Downtown State Street-Commercial Street Historic District has been the heart of the commercial, social, cultural, and political life of the city, the county, the mid-Willamette Valley, and the territory and later state since the 1850s. Salem's origins were tied to Methodist missionary settlement, with later development spurred by economic developments that included the discovery of gold in California. Although the genesis of Salem occurred two miles north of this district with the erection of a grist mill and lumber mill by Methodist missionaries, commercial activity quickly moved south to the Willamette River in order to utilize river transport when California gold flowed north in search of Oregon wheat. The demand for agricultural goods by Argonauts flooding into California gold fields prompted a great expansion of the mid-Willamette Valley economy. The river became a primary method of transporting agricultural goods to San Francisco via Portland.

The area of Salem's Downtown Historic District was in the mid-1800s already a center for government and commerce. The Oregon Legislature was located in a building at the corner of Commercial and Ferry Streets, and the Reed Opera House was located at the corner of Liberty and Court Streets. Food, shelter, and clothing were offered for sale along the full length of Commercial Street. In short, the district offered the basics of life with a theater at both ends. The district's geographical evolution also tells the story of the town. Salem's development during its embryonic years was linked to the river for the transportation of goods; with the advent of rail and later the automobile, the district shifted eastward. Consequently, this district's significance rests not only on its high concentration of buildings that have retained their integrity since the mid-1800s but also on the cohesive succession of architectural styles discernible as one moves from west (nearer the river) to east. Additionally, the district's association with the agricultural development of the Willamette Valley over 130 years, and the central role it played in the social, cultural, and economic evolution of the state and the region, argue strongly for its inclusion on the National Register of Historic Places.

The following narrative of the history of the district has been divided into three time periods. The divisions are designed to enhance an understanding of Salem's past. The first period, "Settlement," addresses the period during which Euroamericans settled in the Salem area. The second period, "Expansion," addresses the period in

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which Salem in general, and the district in particular, enjoyed the immediate economic benefit and the long-term effects of California gold profits flowing north in search of farm products to support that mining effort. The third and last period, "Twentieth Century Progress," is concerned with the maturing of the district into an economic entity with sufficient vibrancy to survive the Great Depression and two world wars.

Looked at in a much broader context, the over-arching theme which epitomizes the history of Salem is its steady, consistent growth over long periods. Although Salem and its commercial enterprises did experience cyclical periods of growth and slack development reflecting national economic cycles, the commercial district and the town steadily grew and developed over 130 years. Unlike boom-and-bust western towns such as Virginia City, Nevada; Butte, Montana; Jacksonville, Oregon; and Leadville, Colorado, Salem is distinguished by quiet, stable, growth born of its Euroamericans' intimate association with the land. Salem's history is the history of farmers and the merchants who served them, settling in for the long haul, knowing that their welfare and future, as well as the welfare and future of their children, was inexorably tied to the welfare of the land they tilled, planted, and harvested, and the vitality of the commercial sector that supported those efforts. It is this stability of economic growth that is both the hallmark of Salem and the attribute which resulted in its ability to survive and prosper over the long term when some other western towns did not.

Settlement (1830s-1850s)

The Willamette Valley of the 1830s, which Jason Lee and his group discovered, is worthy of a brief comment here. The Methodist missionaries encountered a small group of European settlers living in an area between what is now Portland and Salem. Those settlers were primarily former employees of the Hudson's Bay Company who had established permanent residences in what today is called French Prairie. Other inhabitants of the valley had occupied the area for thousands of years. However, their population had been decimated by diseases brought from Europe against which they had no immunity. Expeditions by Spain and England in the late 1700s introduced smallpox, malaria, and venereal diseases. The greatest disaster occurred between 1830 and 1833 when an epidemic described as "fever and ague," probably malaria, infected inhabitants up and down the West Coast and throughout the interior valleys. Entire villages were completely wiped out. When U.S. Navy Captain Charles Wilkes, in 1841, led his expedition into the Willamette Valley as far south as the present site of Salem, he reported that the Kalapuya people numbered only about 600. Several other Willamette Valley explorers, fur traders, and the earliest settlers described the native inhabitants they encountered as being greatly diminished in number, disorganized, and demoralized.¹

Methodists dispatched as missionaries from New York were the first Euroamericans to settle permanently in the place we now call Salem. Popular understanding of the missionaries' motivation for locating in what would become Salem is worth recounting in brief: Sometime in the 1830s, Native Americans of what would become the Oregon Territory traveled to St. Louis, United States, inquiring after the "Whiteman's" religion. Hearing of the inquiry, a Methodist group in New York concluded that a mission might be productive and dispatched a group led by Jason Lee. The group settled on some low ground near the Willamette River, approximately ten miles north of

¹ An estimated 75 to 90 percent of Native Americans in western Oregon succumbed to exotic diseases. Beckham, *Indians of Western Oregon*, 98-109, *Oregon Indians*, 58-60; Hussey Champoeq, 9-11, 20-38; Mackey, *Kalapuyans*, 20-21; Clark, *History of the Willamette Valley*, 61-64.

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In 1837 a second contingent of Methodists arrived. On June 1, 1840, the ship *Lausanne* arrived with an additional fifty settlers and machinery to construct a combined lumber and flour mill. This complement of fifty persons included five ministers, two farmers, two carpenters, one physician, one blacksmith, one cabinetmaker, and one bookkeeper (also called a mission steward). They left New York on October 9, 1839, and their voyage around Cape Horn took almost eight months.² *J. Henry Brown, Compiler, "Sketches of Salem," Salem Directory for 1871 . . . and the History of Salem, Salem, Oregon: Snyder & Cook, 1871.*³

Lee's group began to construct the mill in July 1840. Soon after, the group established a "Manual Training School" to be attended by the Native Americans living in the area. The school not only provided Lee's group with a forum to present its theology and philosophy but also provided a ready source of inexpensive labor for the mill. By early 1841 the mill was operating.⁵

Continued Immigration From The United States; Salem is Platted

[illegible]

4. Пусть $\alpha_1, \alpha_2, \dots, \alpha_n$ — положительные действительные числа, удовлетворяющие условиям: $\alpha_1 + \alpha_2 + \dots + \alpha_n = 1$. Докажите, что для любых положительных действительных чисел x_1, x_2, \dots, x_n справедливо неравенство: $x_1^{\alpha_1} x_2^{\alpha_2} \dots x_n^{\alpha_n} \leq \frac{x_1 + x_2 + \dots + x_n}{n}$.

⁵

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¹¹ "Salem Approaching 100th Year," *Capital Journal*, July 2, 1938.

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After the survey's completion, little was built in the present-day historic district other than a residence for W.H. Willson, the person reportedly responsible for having the survey done. The first retail outlet in what would later become the downtown business district was opened in the summer of 1848 by Thomas Cox, who immigrated to the area in 1847. Cox, who arrived in Oregon with eleven wagons of goods by way of the Barlow Road, constructed a two-story building at what would become the northeast corner of Commercial and Ferry streets. He and his family lived on the second floor, and his store occupied the first.¹² Later, a two-story house built by Thomas Powell, blacksmith, about one block west of what is now Commercial Street, was moved and attached to the rear of the Cox building; the combination became the Union Hotel, which later burned.

Salem's plat was not recorded until four years after completion of the survey. On March 22, 1850, it was recorded in the office of I.N. Gilbert, Clerk of Marion County, Territory of Oregon. The plat can best be described as two squares, the southern boundary of the smaller square abutting the northern boundary of the larger square. The lower square is bordered on the west by the Willamette River, on the south by Mission Street, on the east by Cottage Street, and on the north by State Street. The second square, which rests atop the first, is bordered on the west by the river, on the south by State Street, on the east by Capitol Street, and on the north (roughly) by Division Street.¹³

EXPANSION (1850s-1890s)

Regional events thrust Salem and the Willamette Valley into a broader context of long range commercial and cultural development. The discovery of gold in California and the resulting 1849-55 California Gold Rush changed the course of Salem history.¹⁴

California Gold; Oregon Wheat; Birth of the Commercial District

With the discovery of gold in California, demand for Oregon products increased dramatically (as did the prices for those goods). Exporting Salem-area agricultural products to California necessitated a closer physical connection with the river. It necessitated developing a location that would minimize the logistical problems of collecting, storing, and loading goods aboard river vessels. And, it necessitated the identification and development of a point on the river that would permit the convenient docking of those vessels. The area where the centerline of present-day Trade Street intersects the Willamette River (just south of the historic district) was ideal. The shoreline topography permitted loading and downloading vessels with relative ease, and the presence of a land promontory

¹² *Ibid.*

¹³ R. J. Hendricks, "Bits for Breakfast," *Oregon Statesman*, April 26, 1929. NOTE: R. J. Hendricks arrived in Salem in 1884, to accept the position of editor with the *Statesman*. He was with the paper for more than forty-five years.

¹⁴ "Salem City of Only 100 Residents in 1860," *Oregon Statesman*, August 4, 1910.

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immediately up-river protected the landing area from the main river currents.

In March 1852, twelve years after Lee's missionaries located mills on Mill Creek in what would become Salem, and during the height of Salem's prosperity driven by California gold, R.P. Boise and Matthew P. Deady arrived in Salem. In a speech he delivered in July 1902, Boise recalled the Salem he saw on that March day:

At that time little had been done to redeem the present townsite of Salem from the wilderness. All west of Commercial street to the river, from North Mill creek, including Marion Square, was a dense thicket of trees and brush and the thick brush extended in patches as far south as State street. . . . The Willamette flowed clear and beautiful as now, between banks covered with cottonwood, alder, maple, ash and towering fir, undisturbed by crafts of commerce, except the bateau and the Indian canoe. . . . Of physicians there were several, but no drug stores, and the doctors, who had to travel on horseback, carried their medicines and surgical instruments in their saddlebags. There were several merchants in the town, Joseph Holman, J.H. Morse, John D. Boone, William Griswold and George H. Jones and a considerable business was transacted. Money was plenty, consisting of gold dust from the mines of California and southern Oregon. There were Mexican silver dollars and doubloons and soon after \$50 gold pieces called slugs. . . . The sources of income to the people were principally from the sale of cattle, horses and other livestock, wheat and flour.¹⁵

Boise's description of Salem failed to include the passenger steamboats. In 1851 the steamboat *Hoosier* reached Salem, later to be replaced by the larger *Multnomah*.

By 1853 the center of the commercial district of Salem was firmly established at the intersection of Commercial and State streets. William Cox, J.B. McClane, Carter and Holman, and J.D. Boon all had mercantile stores serving a permanent population of approximately 100.¹⁶ Hotels of the time included the Bennet House on the corner of State and High Streets (the present location of the Masonic Building); the Marion Hotel run by R.M. May at the corner of State and Liberty Streets; and the Union House on the corner of Commercial and Ferry Streets.¹⁷ The first stage line running from Champoege (north of Salem) south to Marysville (later Corvallis), passed through Salem carrying mail and passengers in 1853. That year also saw the *Oregon Statesman* move to Salem from Oregon City. The *Statesman* had offices in a two-story frame house owned by J.W. Nesmith on the corner of Front and Trade Streets.¹⁸

Salem's small commercial district also served as the seat of state government. For almost twenty years,

¹⁵ "Early Salem Pictured in Historic Address," the *Capital Journal*, July 29, 1940, p. 4

¹⁶ "Mercantile Stock Carted Across Plains," *Capital Journal*, July 2, 1938.

¹⁷ *Ibid.* All three hotels were destroyed by fire. The Bennet House burned in the 1870s, the Union House burned in May of 1863, and the Marion Hotel in July of 1864.

¹⁸ "Salem, Oregon," *Pacific Monthly*, February 1880

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from 1857 to 1876, the legislature met in the Holman Building on the southwest corner of Ferry and Commercial Streets (inside the nominated district).¹⁹ The Holman Building (no longer standing) also housed the Oregon Supreme Court, the Secretary of State, and the State Treasurer, as well as a number of other state offices.²⁰ Across Ferry Street stood another office building that had been erected in 1858 by W.K. Smith, an early druggist; it housed the governor's offices.²¹

Town government also had its genesis in the 1850s. On February 19, 1857, a group gathered in Salem and declared themselves to be the common council for the city. Wiley Kenyon was made mayor. In attendance (and later entitled, "aldermen") were John H. Moores, John N. Robb, George N. Jones, John D. Boon, Connoyer, and Ferguson. Chester N. Terry was named recorder. Jones and Boon were assigned the task of drafting rules for the "government of the common council."²² In the first year, the common council passed ordinances (including one that prohibited swine from running at large) and elected J.G. Willson as city attorney and J.C. Bell as street commissioner. The council also required the construction of plank sidewalks and prohibited the riding of horses thereon.²³

Floods, Fires, and Brick

Just as particular features of the natural environment helped determine the location of Salem by providing creeks for mills and a river for transport, the uncertainties of nature served to shape the character and appearance of the evolving town and of the commercial district. Fires and floods taught memorable lessons. To build on ground above the flood plain, in brick construction rather than wood, were lessons learned from a sometimes harsh environment. In December 1861, a major flood inundated Salem and the surrounding area. The river reportedly swept away every mill, warehouse, and house along the riverbank:

The flood destroyed a great quantity of property in Salem. B.M. Durelle had a fine steam saw-mill washed away; Brown & Rector lost a cider manufactory; and a warehouse containing a vast amount of wheat, apples, and other produce was swept away. Hundreds of horses, cattle and other

¹⁹ *It is worthy of note that in 1951 this building became the focus of one of the first struggles between those concerned with the preservation of structures which memorialize Salem (and Oregon) history and those more concerned with other motives. In 1951 the then-owners of the building proposed its destruction. Its removal was strongly opposed by a group led by David Duniway, a prominent local historian. The building is no longer there.*

²⁰ Reuben P. Boise, speech on the fiftieth anniversary of Hal D. Patton, Marion County Historical Society, Salem, Oregon.

²¹ David Duniway, *Salem Guide*, Salem, Oreg.: Statesman Publishing Co, 1959

²² "First Settlers Erect Framework," *Capital Journal*, July 2, 1938.

²³ *Ibid.*

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stock were drowned through the valley, and many persons lost their lives, and entire farms were swept clear of every vestige of improvement. The steamer *Enterprise*, if we remember right, came up the river to render assistance to any and all who might be found. When the boat arrived at this place, she had on board several persons who had been taken off house-tops and trees where they had climbed for safety.²⁴

Fires were also devastating. An 1859 fire destroyed B.M. Durell's sawmill on Water Street (along the Willamette River bank) between State and Court Streets. On May 10, 1863, a fire broke out in the rear of Byrne's Saloon. Property loss was very heavy. Young & Freeman (Union Hotel) suffered \$7,000; P.D. Palmer lost \$1,500; John Byrne lost \$5,000; Louis Byrne, \$5,000; John Taylor \$4,000; Gilber & Fletcher \$500; N. Cohen \$1,000; J.B. & N. Hirsch \$600; N. Fish \$400.²⁵

On Saturday, July 22, 1864, a fire started in the Mansion House on the southeast corner of Liberty and State Streets and burned the entire block east on State Street. Real property damage costs were incurred by J.D. Smith, \$5,000; J.G. Willson, \$500; G.V. Marshall, \$1,600; D. Kronenberger, \$1,700. No record could be found of losses suffered by the commercial tenants. Leonard C. Smith, son of the owner of the Mansion House, described his recollection of that fire:

A stage driver, who drove between Salem and Albany, had a room at our hotel. He started for Albany with the four-horse stage each night at 6, drove to Albany, and drove the northbound stage back to Salem, reaching Salem at 6 a.m. One Saturday, it was July 23, 1864 -- this stage driver went to bed, and after rolling in he lit a cigar. I think he had been drinking some. In any event, he went to sleep and the bedclothes took fire from his cigar. He jumped up and ran downstairs. If he had thrown a pitcher of water on his bed he could have put out the fire, but he got rattled, and by the time he had located my father and told him there was a fire in his room the whole room was ablaze and it was too late to save the hotel. . . The Mansion house cost \$5000 and as there was no insurance it was a heavy loss to my father.

On April 17, 1865, fire destroyed the entire block between Holman's brick building on Ferry Street and the Griswold block on the corner of State and Commercial Streets. Loss was almost \$20,000. There was one fire engine in town at the time.²⁶ On the morning of November 1, 1869, the Capitol House burned with everything in it. Loss was \$20,000.²⁷

By 1880 brick was becoming a more common building material, although wood still predominated. Sam

²⁴ Boise, speech on fiftieth anniversary.

²⁵ Brown, *Sketches of Salem*, *Op cit.*

²⁶ Brown, *Sketches of Salem*.

²⁷ *Ibid.*

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Adolph erected two brick stores on the south side of State Street, making the entire block one of brick buildings. The west side of Commercial Street between State and Ferry Streets was also composed entirely of brick buildings.²⁸

The City Flourishes

The decades of the 1870s and 1880s were busy times in Salem. In 1870 a natural gas system was installed in the town; in October 1870 tracks laid by the Oregon and California Railroad (later known as the Southern Pacific) reached Salem; and, on December 7, the last overland stage left Salem.²⁹ In 1871 the Salem woolen mill purchased over 400,000 pounds of wool from which it produced 56,000 yards of cashmeres, 52,000 yards of flannels, 16,000 yards of tweeds and made 500 blankets.³⁰ In 1886 the first bridge was built across the Willamette River.³¹ And, in 1886 the city council received a letter from a L.W. Blaisdell which said:

If it be deemed advisable to light the city of Salem with electric lights I would be pleased to furnished said lights of nominal two thousand candle power at \$12 each per month, provided not less than 10 lights be required.

Two years later, on August 1, 1888, ten arc lights illuminated downtown streets. And in 1890 the horse-and-mule-drawn street cars, which had been in operation only two years, were replaced by two electric street cars that made a two-and-one-quarter mile circuit, which included the downtown business district.^{32 33}

In a speech he delivered in 1922, Reuben Boise described what an 1872 walk down State Street, east to west starting on High Street, would have revealed.³⁴ His description, paraphrased below, provides an excellent sense of the district in the late 1800s. Some of the buildings described by Boise are among the oldest in the historic district: At the southwest corner of State and High Streets was the law office of Colonel George K. Shiel, a Southern Democrat, who was sent to Congress from Salem to return in 1864 (he refused to take the oath of allegiance to the

²⁸ "New Pioneer Influx Seen by Realtor," *Capital Journal*, July 2, 1938.

²⁹ "History of the Capital City Given in Brief Outline," *The Oregon Statesman*, January 1, 1928.

³⁰ *Oregon Business Directory*, 1873

³¹ *Ibid.*

³² "Lipman Corner 1st Sold by W.H. Willson in 1856," *Capital Journal*, September 7, 1954.

³³ R. J. Hendricks, "Bits for Breakfast," *Oregon Statesman*, January 9, 1936. NOTE: Future president Herbert Hoover was one of the drivers of the horse-drawn streetcars.

³⁴ Boise, Reuben P., speech given on January, 1922

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Union government and was prohibited from practicing law). Next to Shiel's office along State Street was a vacant lot, then wood buildings occupied by Chinese, then the brick Mallory building occupied by Shaw and Mallory, attorneys at law. Across Liberty Street, still on State Street, was the Tioga block erected by G.W. Gray. Businesses in the Tioga block were a dry goods store owned by Gray and John H. Albert, a grocery store owned by Joseph Holmes, and another grocery owned by John Hughes. Beyond the Tioga block, wooden buildings stretched to the brick J.K. Gill building on the east side of the alley (extant in the proposed historic district). The next buildings west were the frame structure built by Riley Kenyon, the first photographer of Salem; the Griffith and Collins meat market; and the Gill building (extant in the district) occupied by Leo Willis' bookstore. Across the alley was the Patton block with stores occupied by Henry Hass (jewelry business); Terril and Gillingham's dry goods store; and Mrs. J. S. Moxley's millinery shop. The Ladd and Bush Bank partitioned off a store at the east end of its structure, occupied by a men's furnishing store run by Murphy & Crossman. Then there was Ladd & Bush Bank (still standing in 2001).

Across Commercial Street, still on State Street, is the Griswold block, known later as the Murphy block. Meyers was in the corner store with general merchandise. Pausing on our walk to look south down the west side of Commercial, we would see a brick block that reached from State Street (where we are standing) to Ferry Street. This long stretch of brick buildings had first a three-story building on the corner, then six one-story buildings and then the three-story Holman block at the corner of Commercial and Ferry. Squinting to look further south, we could see the Willamette Woolen Mill block on the south side of Ferry Street. Now, turning back to our walk, we proceed north on Commercial. On the northwest corner of State and Commercial stood the two-story brick Moores building occupied by F. Levy (dry goods), J. W. Southern (druggist), and the Breyman Brothers (general merchandise). Cox and Earheart's grocery store occupied the next building down the street. Next is where the Capital National bank was located, and inside it H.D. Boon had his bookstore where he sold both books and musical instruments (in the corner of Boon's store, W.W. Martin had a jewelry store). Then we pass a row of frame buildings reaching to Court Street and occupied by Martin and Allen (grocery store), Will Nesbitt (meat market), Meyer Brothers (stove and tinware store), and T.I. Golden (medical practice), A.T. Yeaton (furniture store), Frank N. Bewley (meat market), Strong and Cal Bain (restaurant, bakery and candy store), E.J. Corner (grocery store), A. Richards (fish market), and Billy Stanton (cigar store). On the corner of Court and Commercial was J.G. Holber's store selling cigars, tobacco, confectionery, ice cream, and soda water. The last store on Commercial Street before reaching the post office was the Farrar Brothers' grocery store.³⁵

Role of the Chinese in Salem

In the latter part of the nineteenth century, Chinese immigrants started arriving in the Oregon Territory and the Willamette Valley. Most arrived in the 1870s and early 1880s. Approximately 430 arrived aboard the ship *Jeanne Alice* on August 10, 1868, and a few years later approximately five more ships arrived crowded with new immigrants. These immigrants were primarily from the Kwong Twong Province of China and had entered into contracts with persons who provided labor for railway construction. Chinese immigrants worked on railroad construction, cleared land for farmers, built roads, ditched swamps, and built levees.

³⁵ Boise, speech of January, 1922

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It is reported that there were over 300 Chinese residents in Marion County in the 1880s, 367 in 1890, 235 in 1900, and 288 in 1910. The vast majority resided in Salem where they were able to locate inexpensive housing.³⁶ The Bureau of Labor Statistics records indicate that by 1920 there were only 72 Chinese living in Marion County.³⁷

In the 1880s and 1890s, Chinese workers resided on the east side of Liberty Street between Court and State, and on Ferry Street. By the turn of the century, the Chinese residential area had shifted eastward within the district to the west side of High Street between Ferry and State. It is believed that this shift was responsive to the expansion of the commercial district. These homes were often extraordinarily crowded with little or no sanitation.³⁸

Although Chinese workers probably added a great deal to the economic evolution of Salem and the district, little is known of their local history, and there are no extant physical remnants of the Chinese culture in Salem during the historic period under review. Still, some local Chinese history is known. For example, two businessmen, Hop Sing and Hop Lee, started a laundry in William Rector's building on Commercial Street that had housed the town hall in 1851 and the territorial legislature in 1856. A fire destroyed the men's business on June 3, 1885. Hop Lee went on to become a wealthy hop grower in the Willamette Valley. The First Baptist church in Salem established a Chinese mission school in the fall of 1877. Up to forty pupils were enrolled in the school at different times. The school was continued through the summer of 1881. Educational opportunities available to the families of Chinese workers were not limited to such parochial schools. The children of the local businessman George Sun and his wife Leong are a case in point: three of their daughters (Mary, Esther, and Bessie) completed high school; their son, Woo, was the first Chinese graduate of the University of Oregon, majoring in Engineering. Another son, Hem, was valedictorian of his class at Willamette University.³⁹

TWENTIETH CENTURY PROGRESS (1900s-1950s)

Following a slump in growth during the national Panic of 1893 and the depression that followed, Salem settled into a period of stable, sustained commercial growth. Its economy was in large part based upon renewable resources and also upon its status as state capital and county seat. As both government and industry grew, so did the retail and wholesale activities of the downtown commercial district. Businesses which had been in existence for some time continued and expanded. Newer businesses moved in. Clothing, food, haircuts, and farm machinery were all available in the downtown district. Many of the extant buildings in the commercial historic district date from this period of exuberant growth.

³⁶ *Ibid.*, 13

³⁷ *Ibid.*, 14

³⁸ "Salem Chinese Excited," *Oregonian*, March 3, 1906. Ann Lossner, "Suie Sun," *Keizer Times*, Keizer, Oreg. March 21, 1980.

³⁹ Lossner, "Suie Sun," 3

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Concrete, Steel, and Commercial Optimism

The 1909 *Oregon Statesman Illustrated Annual* reported that Salem was home to the Thomas Kay Woolen Mills which employed over 125 workers. Other industries in Salem included a fruit packing house employing over one hundred, a large saw mill, two large sash and door factories, a stove foundry, a brewery, two creameries, a box factory, a tile factory, two brick yards, several fruit evaporators, a book bindery, two soda water factories, a cider and vinegar factory, two wagon and carriage factories, the state printing office, two daily newspapers, four weekly newspapers, and three monthly papers.⁴⁰ On the corner of Court and Commercial Streets, in the old "White Corner Building," stood the Holverson Store, a dry goods and furnishings retail establishment complete with a waiting room offering free telephone service, writing materials, and a library of fashion magazines.

There were other signs of economic vibrancy in the district, as well. Existing businesses expanded into larger quarters or improved their existing premises. Newer businesses moved in, adding to the variety of goods and services available to both consumers and farmers alike. On January 29, 1901, after being in business for twenty-one years at the corner of Commercial and Court Streets, Joseph Meyers & Sons moved their dry goods and clothing store into an expansive 18,000-square-foot building at the corner of Court and Liberty (the Reed Opera House). Here they employed thirty-two people.⁴¹ Just one-half block north of the Meyers & Sons old store (at 292 Commercial) was the plumbing business of Knox and Murphy, who installed the plumbing system in the State Capitol in 1902 for \$4,000, and the hot water system in the post office for \$3,000. The firm also specialized in the construction of steel beds used in state institutions. One door south of the plumbing shop was Anderson's Model Shaving Parlors (244 Commercial) which was completely remodeled and enlarged in 1902. The shop had four chairs (one was hydraulic), two porcelain baths, and one "shower bath." The shop had a capacity of over seven hundred gallons of hot water. The "shoe blacking" department consisted of three chairs in the front and one inside. Across the street from the barbershop was Wm. Brown & Co. (229 Commercial), who dealt in hop farming supplies as well as buying hops and wool. Half a block south and another half block west was the Capital Business College (131 Court). Established in September of 1889, it had an enrollment of 125 students in 1902. R.M. Wade & Company's corner hardware store installed new plate glass. R.W. Wade had first opened its hardware business in 1865, and in 1870 it constructed the corner building where it was still conducting business in 1902.⁴² S.W. Thompson & Co., a jewelry retailer who had been in business for sixteen years, moved into a new store at 110 State Street. Next door to S.W. Thompson's new store was the Palace Pharmacy (118 State) run by J.M. Haberly. Across the street from the pharmacy was A.M. Clough, Salem's undertaker (107 State). Clough had been in the undertaking business for over twenty-three years and had occupied the premises on State Street for over fourteen of those years. Clough advertised that his work was always guaranteed to be satisfactory in every respect.

⁴⁰ *Daily Oregon Statesman, Illustrated New Year Edition*, Salem, Oreg.: Statesman Publishing Company, January 1, 1903.

⁴¹ *Ibid.*, 23

⁴² *Ibid.*, 20

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In the early years of the twentieth century, Salem's commercial district streets looked much as they had for decades. But this was about to change. A local writer characterized Commercial Street of 1906 as "just what its name implies, Salem's leading business boulevard."⁴³ The same writer provided a graphic description of the street as it appeared then:

Commercial street was unpaved. Street dust that settled upon fruits and vegetables displayed on racks in front of grocery stores disconcerted the fastidious who regarded with revulsion the big, green flies that zoomed in and out of open butcher shops with exposed carcasses and sawdust on the floor to catch the drippings.⁴⁴

The solid financial growth of the district and its promise for continued health enabled business people to look up from their balance sheets and take a broader, critical view of their commercial neighborhood. Their optimism found expression in public works. In 1907, workers laid the first pavement on Salem streets.⁴⁵ The city issued bonds and raised \$2,142.50 to pave Commercial Street from State to Ferry. Initially, Asahel Bush (of Ladd and Bush Bank) fought the idea of paving, reportedly fearful that his trees along the sidewalk would be removed. When the city promised to save the trees, Bush relented. In 1908 the city passed two bond issues totaling almost \$36,000. Proceeds were used to pay Warren Construction Company to pave more of Commercial Street (from Trade to Center), and State Street from Church to 12th. In 1909, \$8,900 was raised through a bond issuance to pave North Cottage and the west end of State Street. By 1909 other changes were visible in the business district. The *Polk City Directory* reported that year that Salem had cement sidewalks and that most of the streets in the district were paved or being paved.⁴⁶

The early 1900s also saw the expansion of Salem streetcar service, and the 1909 City Directory reported that the Oregon City Transportation company offered passage on the ships *Oregona* and *Pomona*. They steamed to Portland every other day, to Corvallis Tuesdays, Thursdays, and Saturdays, and left for Independence at 3 p.m. every day. The departure time for the Portland-bound ship was 6 a.m. The steamboats departed from the dock at the foot of Trade Street. By then the town was also served by both the Southern Pacific Company's continental lines and Oregon Electric Railway Company's interurban. Geer Branch also offered a passenger service, as did Salem, Falls City & Western Railway. On February 28, 1913, the Salem, Falls City & Western steamed its first train across the new Willamette steel bridge.

In 1913 the Southern Pacific operated seven mainline passenger trains through Salem each day, and the Oregon Electric made ten runs per day between Portland and Eugene, its tracks going right down the center of High Street. Salem, as well as the rest of the nation, saw an end to its isolation with the development of an expanded

⁴³ Ben Maxwell, "Business District Changes Since Early Days Reviewed," *The Capital Journal*, July 11, 1956.

⁴⁴ *Ibid.*

⁴⁵ *Ibid.*

⁴⁶ *Polk's Salem City and Marion County Directory, 1909-10*, Portland, Oreg.: Polk & Company, 1910

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transportation network. Dollars, energetic new residents, and fresh ideas flowed in; agricultural and forest products flowed out. And since Salem was connected to the outside world not only by rail but also by steamboat, if shipping by rail became too expensive goods could be hauled to the docks for river transport to Portland. Salem was in a better position than much of the country to withstand rate increases by the railroad with the simple expediency of transporting their goods by river.

The Automobile

Perhaps the single most significant event of the early 1900s in Salem occurred when Otto J. Wilson bought his car. It was an Oldsmobile. Not to be outdone, Dr. W.B. Morse bought one in 1903, then John and Joe Graber bought theirs, and then the County Judge bought his, which led to W.C. Hubbard, buying one, which set the stage for banker J.A. Albert's motoring days. By the end of the first decade of the 1900s, automobiles were increasingly common on Salem streets. Although the Purvine Implement & Pump company was displaying buggies in 1913, and Salem had seven livery stables, the automobile tide was advancing. Even a gentle and well broken five-year-old horse was hard to sell for \$125.⁴⁷ W.S. Fitts sold the Oakland car and C.L. Rose handled the Paige "36", while B.C. Miles advocated the friction drive Carter Car. And, there were other makes available in Salem that year: the Mitchell, the Stoddard-Dayton, the Auburn, the Cole, and the Velie. With a clear view of the future, the Hauser Brothers installed a curb pump where the automobile driver could fill the tank without dismounting his car. The Salem public gassed up at Hauser Brothers and headed east, west, and south in pursuit of lower land prices and the home-of-your-own dream.

Although this geographic expansion of commercial activity had its genesis with the advent of the streetcar, the automobile was faster and could travel further from the center of town with its increasing property costs. In 1910, nineteen cars were sold in Salem; in 1917, 1,600 were sold. By January 1, 1928, Salem had forty repair shops, garages, accessory stores and other automobile-related retailers.⁴⁸ In August of 1927 Salem streetcars ceased operating. By 1938 there were 231 miles of paved (concrete) roads and 1,450 miles of macadam and gravel roads.⁴⁹ Rural postal delivery vehicles traversed 846 miles each business day.⁵⁰

The modes of transportation available in Salem in the 1910s and 1920s had their effect on the downtown business district, too. The cacophony of air-cooled automobile engines in chorus with the rumble of railroad wheels, punctuated by streetcar bells and steamboat whistles, resonated toward the epicenter of the business district, and the district expanded eastward. Most new commercial construction was toward the east for the first time. The Hubbard

⁴⁷ Maxwell, Ben "Life Was Different in Salem Less than Forty Years Ago," *Capital Journal*, February 15, 1951.

⁴⁸ "Automobile Business Will Continue to Grow in Salem," *The Oregon Statesman*, January 1, 1928.

⁴⁹ These mileage figures are for the Salem area. Within the corporate limits only there were only 76 miles of paved streets in 1940 according to the R. L. Polk City Directory.

⁵⁰ "Reverses Fail to Hamper City's Growth," *Capital Journal*, July 2, 1938.

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Building was built on the southeast corner of State and High Streets; the Masonic Building was started on the northwest corner of the same intersection; and the McGilchrist building was constructed in 1915 on the corner of State and Liberty. Most telling of this shift to the east were the fourteen vacant buildings standing along Commercial Street in the winter of 1914-15.⁵¹ There could be no doubt that the commercial district's center of gravity had shifted.

It didn't move far. By the end of the First World War, it had moved down State Street between Commercial and High, and onto Liberty Street between Court and State Streets. It stayed there for the next twenty-five years.

Years of Desperation, Years of Optimism

When the construction dates of commercial buildings in the Salem Downtown Commercial District are plotted against location and time, not only is the district's movement eastward obvious but also the effects of the Great Depression are clearly seen. As can be gleaned from the chart, almost all construction ceased in the 1930s.

Although building construction in the downtown commercial district nearly halted, the effects of the Great Depression may not have been as pronounced in Salem as they were elsewhere. Salem's economy was agriculturally based, highway construction was being very aggressively pursued, and Salem was in the enviable position of being both state capital and county seat.

The financial adversity visited upon farmers through much of the 1920s, due to overproduction and falling prices, attracted the attention of the federal government. President Franklin Roosevelt's New Deal was the governmental response. Following passage of the Agricultural Adjustment Act in 1933, the United States government attempted to bolster farm income by providing subsidies for select crops in an attempt to reach parity between farm income and manufactured goods. Wheat, cotton, corn, and (most importantly for Salem) hog production were stabilized financially. Portland led the nation in hog production, and Salem was a close second.⁵²

Federally funded work on the Willamette River in 1928, including dredging, enabled ships such as the two operated by the Salem Navigation Company to transport Salem's agricultural products to Portland for transshipment. The steamship *The Northwestern*, with its crew of twenty-three working in two shifts, made 124 trips, and the newer *Stranger*, with a crew of twenty-one, made fifty-four. Each trip transported approximately 120 tons, making the probable total tonnage for that year close to 50,000. Most of the down-river cargo consisted of paper from local mills and products from Salem area canneries; up-river cargo was primarily groceries for Salem area wholesaling.⁵³

⁵¹ *Ibid.*

⁵² "Pioneer Village Assumes Place As Urban Center," *Capital Journal*, July 2, 1938.

⁵³ *Ibid.*

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The construction and improvement of roads helped the economy, too. In 1919 Oregon led the nation in the enactment of a gasoline tax, the proceeds going primarily to highway construction. Originally, highway construction and maintenance throughout the nation, including Oregon, had been the sole purview of counties. In the 1910s, the significance of highways to the economic health of the entire state became obvious, and highways became a state responsibility. State control, coupled with the new gasoline tax for highways, resulted in accelerated

Distribution of buildings in the downtown commercial district by street and decade of construction

	1860s	1870s	1880s	1890s	1900s	1910s	1920s	1930s	1940
Commercial	1868	1874, 1877 1870s	1889, 1889 1880s, 1889 1887	1892	1909				1950
State	1860s, 1868 1860	1870 1870s	1880		c1906 1902	1913 1910 1910, 1917 1911, 1913	c.1923 1926 1926 1926	early 1930s	c1940
Liberty		1870		1891 1894		1916, 1916 1916	1924, 1920	1936	
Court					c1900, 1909 1907, 1902 c1904, 1903 c1906 early 1900s	1916			1940
High					early 1900s	1912	1924, 1926 1921, 1923 1924		

Each date appearing inside a square represents a single building which was constructed on that approximate date

Figure 1.

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road construction, particularly in the Willamette Valley.⁵⁴ By 1938 Marion County had 231 miles of paved roads and 1,450 miles of macadam and gravel roads. This was considered to be the greatest mileage of improved county roads in the state.⁵⁵ Salem was suddenly within an hour's driving range of Polk, Linn, Benton, and Yamhill counties, expanding the metropolitan trading area to include over 15,600 farms. Barley, rye, vegetables, and meat from the surrounding counties were all processed in Salem. Salem had the only linen mills in the western United States, manufacturing flax fiber into shoe thread, linen yarns, and fish nets. Hops were grown for western beers in the Salem area and took on great significance with the end of national prohibition. By 1935 Salem was reported to be the largest hop growing district in the United States with approximately 15,000 acres dedicated to the crop, producing approximately \$5,000,000 annually.⁵⁶

Retailing in the downtown commercial district benefitted as well from the construction of new highways. By 1932, the wider metropolitan trading population had increased by 60,000 consumers, and deposits in the three Salem banks rose to \$15,500,000 by 1938 from \$12,500,000 in 1932.⁵⁷ Retailing, manufacturing, and the processing of agricultural products gravitated toward Salem.

In 1932 industries included a sash and door factory, a baking company, a brick and tile works, cement works, two sand and gravel companies, and an iron works. The seven canning plants employed between 2,500 and 4,000, depending on the season, and the State of Oregon had an annual payroll of \$1,800,000.

By 1935 the retail trading area of Salem was estimated to have a radius of thirty miles with a consumer population of 85,000, and by 1940 the same thirty-mile radius was estimated to have 100,000 consumers, and 215,000 by 1949.⁵⁸ Salem was reported to have a 1935 industrial payroll exceeding \$6,000,000 per year from disparate industries such as Oregon Pulp and Paper Company, Spaulding Logging Company, Thomas Kay Woolen Mills, Valley Packing Company, Western Paper Converting Company, Salem Brewery Association, Miles Linen Company, and the Salem Linen Mills.⁵⁹

Some economic indicators reflect that Salem's population continued to grow during the Great Depression. In 1929 there were 3,900 students enrolled in Salem's grade schools and high school. In 1932 there were 4,350, and in 1937 there were 4,743 total students. The number of telephone connections is a particularly helpful indicator for

⁵⁴ "Motor Vehicle Industry In Oregon Brings Change," *Oregon Statesman*, January 1, 1928.

⁵⁵ "Reverses Fail to Hamper City's Growth," *Capital Journal*, July 2, 1938.

⁵⁶ *R.L. Polk & Company City Directory, 1935* Portland, Oreg.: Polk Company, 1936

⁵⁷ "Pioneer Village Assumes Place As Urban Center," *Capital Journal*, July 2, 1938.

⁵⁸ *R.L. Polk & Company City Directory, 1932, 1935, 1940 and 1949.*

⁵⁹ *R.L. Polk & Company City Directory, 1935.*

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that time since telephones were still considered luxuries. Although the number of telephone users declined from 1931 to 1933, the number of customers showed an overall increase between 1929 and 1938. In 1929, 6,860 households had installed telephones, in 1933 the number declined to 5,900; by 1938 the number had climbed to 7,430.⁶⁰

Salem also benefitted by being both county seat and state capital. Roosevelt's New Deal brought state and local government building projects to Salem. Projects included the 1937-38 construction of the new \$2,500,000 State Capitol building, replacing the building that was destroyed by fire on April 25, 1935; the \$700,000 high school completed in 1936; and the 1938 erection of the State Library and the U.S. post office. Workers' paychecks flowed into the downtown business district, buying clothing, food, and a Friday night pool game. By July 1938, there were fourteen state buildings located in Salem (fifteen with the completion of the State Library).

By 1938 Salem's population was approximately 29,000; over seventy-five industries were based in Salem. Twenty-five nationally-known brands of canned goods were manufactured by thirteen of those industries; and the Oregon Pulp and Paper Company employed almost 500 in its \$4,000,000 plant. And over sixty-five percent of Salem residents owned their own home.⁶¹

World War II: Largest Population Increase Since 1890s

World War II created a booming economy in the United States. The economies of cities and towns across the country grew explosively during World War II and especially after the war. Between 1939 and 1945, goods produced in the United States, many of which went to support the war effort, jumped from \$91 billion to \$167 billion. During the same period, per capita disposable income increased by one-third, reaching \$1,669 in 1945 for each man, woman, and child. Corporations and individuals, as well as state and local governments, were able to save a total of \$58 billion by the end of the war, which contributed to a boom of enormous proportions immediately following the war.

The return of veterans after the war greatly expanded the male work force (from 55 million in 1945 to 67 million in 1960), and contributed to an enormous increase in population. New homes and entire subdivisions sprang up everywhere across the country, including in Salem. Individual incomes soared as well for most segments of the work force (except for farmers, whose income dropped substantially between 1952 and 1960). Never before had so many ordinary Americans experienced such affluence. More marriages, children, and disposable income translated into an insatiable demand for goods and services.

Changes in Salem during the 1940s reflected the national and local economic boom, as well as downtown commercial property owners' efforts to counteract the emerging trend to construct suburban shopping centers with abundant parking for cars.⁶² Between 1940 and 1950, the population in the larger Salem metropolitan district

⁶⁰ "Reverses Fail to Hamper City's Growth," *Capital Journal*, July 2, 1938.

⁶¹ *Ibid.*

⁶² Ben Maxwell, "Business District Changes Since Early Days Reviewed," *Capital Journal*, July 11, 1956, sec. 2, p. 2.

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jumped by more than 25% from roughly 32,400 to 43,100, the largest percent increase in the state capital's population since the 1890s.⁶³ By 1949, Salem's trading area population had increased to 215,000 (from 100,000 in 1940).⁶⁴

The increased flow of money and people into Salem's downtown commercial district could be seen in visible changes made to buildings. New buildings of modern design and function replaced a few of the district's aging edifices, which had fallen into disrepair. On the eve of United State's entry into World War II, sisters Dorothy and Helen Pearce replaced the Wade & Pearce Company Building (at 305-321 Court Street) with a smooth-surfaced, Modernistic style retail block.

Building expansion as well as remodeling also occurred during the prosperous post-World War II period. Around 1950, the Hughes-Durbin Building (at 160 Liberty Street, NE), constructed in 1916, received a third-story addition and a facade modernization. One block to the west, the elaborately decorated, Italianate style Breyman Brothers Block at 174-188 Commercial Street, built in 1874, was totally modernized in the late 1940s so that the smooth exterior surface and window placement mimicked the Modernistic style. The Steusloff Building at 399 Court Street experienced a similar transformation in 1947-48 when the long-time owners modified this Queen Anne building with a Modernistic exterior.⁶⁵ Nearly all modernization efforts involved the removal of decorative detail, resurfacing of the exterior facade, and updating of the ground-level storefronts. Importantly, the placement of windows above the first floor was usually left intact. These and a few other buildings that were remodeled in Salem's commercial district during the 1940s convey a sense of the shared national history of economic prosperity and dynamic growth that took place in the Oregon's state capital.

BANKING HISTORY/SIGNIFICANCE

Growing communities needed places to deposit money and to secure loans for individual and civic enterprise. By 1868, Salem's population indicated that it was becoming a major Oregon city and that a banking service was in order.

The first bank in Salem, the Ladd & Bush Bank, opened on March 29, 1869. Established by Asahel Bush, retired founder and publisher of *The Oregon Statesman*, and William S. Ladd, president of the Ladd & Tilton Bank in Portland, the bank was located on the southeast corner of State and Commercial Streets in a building (partially reconstructed) that is still in use as a bank today. In 1882, A.N. Bush, son of Asahel Bush, joined the bank's personnel and eventually became the bank's president. His father was active in the bank's business until his death on December 13, 1913 - the day that Congress passed the Federal Reserve Act, an initiative that Asahel had fought against as a Jacksonian Democrat opposed to a central banking system. In 1924, the bank established a separate trust corporation known as the Ladd & Bush Trust Company. When the bank was sold to the U.S. National Bank of

⁶³ Net Vision, "Salem, Oregon: Population History, 1860-1995," Salem OnLine—Community Guide, 1995.

⁶⁴ Polk, *Salem City Directory*, 1949.

⁶⁵ See individual building histories in Section 7 of this nomination.

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Portland in 1940, the trust company remained separate and became known as the Pioneer Trust Bank, at which time it moved to the 1909 U.S. National Bank of Salem building at 109 Commercial St. NE.

In the 1880s, two additional banks were established in Salem. One was the First National Bank, organized in c.1884-1885. This bank constructed a three-story High Victorian Gothic style building on the corner of Commercial and Chemeketa Streets. In 1887, the bank in conjunction with a number of business owners financed and built a block of commercial storefronts adjacent to the bank. Known as the First National Bank Block, the building included seven storefronts, of which only the two southernmost remain (241-247 Commercial St. NE, listed on the National Register in 1983 as the South First National Bank Block). The bank was dissolved (date unknown) and another First National Bank established in the 1920s (see below). The original bank building and the rest of the bank block were demolished in 1963.

The second bank established during this period was the Capital National Bank, located at 129 Commercial St. NE. This bank was organized in 1885 and acquired this building, which was originally constructed in 1880, in January 1891. The bank hired architect C.S. McNally to design the plans for a new front and addition of a third floor; most of the remodel was completed in 1892. McNally's design closely resembles that of the National Bank of the Republic, designed by Frank Furness and built in Philadelphia in 1884. Capital National Bank occupied this building until the 1920s, when the bank was reorganized as the new First National Bank (see below). The ground floor was remodeled again in 1950 when the building housed the First Federal Savings and Loan Association.

It was not until 1909 that another bank was established in Salem. That year, the United States National Bank of Salem was organized and constructed the building at 109 Commercial St. NE. This bank was sold to the US National Bank of Portland in 1940, during a merger of the Ladd & Bush Bank with the Portland Bank. At that time, the Ladd & Bush Trust Company took ownership of this building, and as noted above, the name was changed to the Pioneer Trust Bank. The building historically housed a number of professional offices on the upper floors.

In 1923, a new First National Bank was organized as the successor to the old Capital National Bank. Thomas A. Livesley, a prominent businessman and Salem mayor, sat on the board of directors for the bank. Advocating for the city's first modern office tower, Livesley led the way for the construction of the tallest building in downtown Salem, which was completed in 1926 on the southwest corner of State and Liberty Streets. The reinforced concrete building was designed by architect Leigh L. Dougan. The building, which housed professional offices on the upper floors, served as the bank's headquarters in Salem until the late 1940s. In 1949, the bank moved to a newly constructed building in downtown Salem. This modern building was designed by renowned Portland architect, Pietro Belluschi. Also constructed of reinforced concrete, the building is sheathed with granite and marble; the interior includes birch paneling and a unique ceiling tile pattern. The building has continued to be used for banking purposes and today houses the Wells-Fargo Bank.

ARCHITECTURAL SIGNIFICANCE

The concentration of historic contributing buildings in the Salem Downtown Historic District clearly establishes the architectural significance of the district. The district is generally cohesive and has retained an overall integrity of scale, proportion, fenestration, siting, and materials. The architectural integrity of facades above street-level storefronts remains intact. Commercial building construction in downtown Salem spans eighty years of

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development, from the late 1860s to 1950. The variety of architectural styles and the retention of traditional design elements clearly represent this period of significance.

The district contains several major architectural styles that survive as indicators of Salem's downtown commercial development. They not only tell the story of the rich cultural, social, economic, and professional diversity of those who built, owned, and did business in them, the buildings also clearly chronicle the district's slow movement eastward in response to the streetcar, and later to the automobile. The variety of architectural styles present in this district provides a dynamic, moving chronicle of the city's downtown commercial development from the late nineteenth century to the mid twentieth. The facade ornamentation, the brick and concrete massing, and the rich window embellishments of the structures along Commercial, Liberty, State, and Court Streets are testimony to Salem's economic growth during the period of significance.

Architectural styles represented in the district include: Italianate, Italianate/Queen Anne, Richardsonian Romanesque, Commercial, Revival, and Modernistic. Ubiquitous in American commercial and institutional architecture of the second half of the nineteenth century and first half of the twentieth, these styles as they were applied in Salem result in a district that is a typical commercial area of its period and, at the same time, a unique assembly of structures built in response to the particular economic, cultural, and geographic factors of a particular area of the Willamette Valley.

The Victorian era (1880s-1910s) styles (Italianate, Queen Anne, Romanesque) reflect the end of isolation in Oregon. These styles incorporate Picturesque-style characteristics such as irregularity, intricacy and variety, with highly textured wall surfaces. Exposure to architectural influences from the eastern United States as well as availability of mass-produced millwork and decorative ornamentation affected the development of this style on both the national and local levels. Salem's commercial downtown district reflects this exposure to a broader architectural influence through such buildings as the Ladd and Bush Bank Building, the Breyman Block, and the Reed Opera House.

Period Revival styles (1890-1940) are historically based and were favored by the American public for about a half a century. Colonial Revival and Neoclassical styles were popular through the period. Following World War I, other more varied styles became popular. One opinion for the popularity of these Period Revival styles is because of the nationalistic pride following World War I. The use of these styles during the latter part of the period were based on the architect's or builder's familiarity with the external, decorative features of the historical style rather than with the building tradition, its formal features, or plan types. Many architects integrated many aspects of modern architecture, most particularly the open plan, into their designs. Examples of these influences are noted in Salem's downtown historic district are the T.G. Bligh Building, the Elsinore Theater, and the Skiff Building.

The Modern period introduced a new kind of architecture that rejected historicism. European influences such as the founding of the Bauhaus, a new school of design in Germany in the early 1920s, as well as expositions and competitions, began to be felt in America by the end of the 1920s. Art Deco, Art Moderne and the International styles are reflective of this period. The Art Deco style derives its name from the decorative motifs of the 1925 Paris exhibition, and Art Moderne was influenced by the streamlined designs of industrial products of the 1930s and 1940s. Emphasis upon volume, space enclosed by thin planes or surfaces as opposed to the suggestion of mass and solidity, regularity as opposed to symmetry or other kinds of obvious balance, and dependence upon the intrinsic elegance of materials, technical perfection, and fine proportions as opposed to applied ornament, are the aesthetic

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principles of the International style. As this was a period when building in Salem continued despite the national downturn in the economy, there are a number of buildings that reflect a period when an economy based on agriculture and government allowed growth to continue in the commercial core of the city. A few examples include the Salvation Army Building, the Pearce Building, and the Steusloff Building.

Architect/Builder

Several architects have been positively identified as designing a number of buildings in the district. These architects include:

Ellis F. Lawrence of Lawrence & Holford (Bean & Allyn)
Holly A. Cornell
Walter D. Pugh
Wilbur F. Boothby
G.W. Rhodes
Fred A. Legg
John Gray
Pietro Belluschi

Morris H. Whitehouse
J.S. Coulter
C.S. McNally
William C. Knighton
Leigh L. Dougan
Robert Rowe

CONCLUSION

The Salem Downtown Historic District is the city's core area as the center of commercial activity since the town's beginnings. This district contains historic buildings that date from the late 1860s to the early 1950s which describe the city's growth as a commercial center for this area of the Willamette Valley. The variety of dates and styles of buildings constructed and adapted during the period of significance (c.1867-c.1950) describe the growth of Salem, its periods of prosperity, its economic base, and its relationship to other communities statewide. The people who constructed the buildings, their uses of the buildings, their choices of styles, and their choices for "modernizing" their buildings, are reflected in the buildings that remain to describe the history of Salem.

The period of significance begins with the date of the earliest remaining building constructed in the district, which is believed to be about 1867. The end of the period of significance is c.1950 because of the number of changes that occurred to many downtown buildings during an era when prosperous business owners were looking to "modernize" their buildings. The storefronts of buildings, in particular, generally experienced the most significant changes over time. Because the storefronts of buildings are critical to the continued success of retail and other commercial enterprises, these areas were often altered to help compete with neighboring businesses. The need to "improve" the storefront as a marketing tool for businesses increased as the city began to expand and the beginnings of sprawl began to draw businesses away from downtown during the suburban expansion after World War II. The existing condition of many of the storefronts in the downtown commercial core of Salem help to describe this period of growth, as well as reflecting the ongoing interest in retaining this area as the community's core.

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Marion, Oregon
County and State

Acreage of Property 44 + or -

(Place additional UTM references on a continuation sheet.)

See continuation sheet

1		
Zone	Easting	Northing

3 _____
 Zone Easting Northing

2

4

(Describe the boundaries of the property on a continuation sheet.)

(Explain why the boundaries were selected on a continuation sheet.)

name/title Gail E.H.Evans, Ph.D. (additional research & editing by Roger & Bonnie Hull, SHPO staff, and City of Salem staff)

organization Evans-Hatch & Associates, P.C. date August 2000; July 2001

street & number 427 Grant Street telephone (503) 873-5854

city or town Silverton state OR zip code 97381

Submit the following items with the completed form:

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Representative black and white photographs of the property

(Check with the SHPO or FPO for any additional items)

(Complete this item at the request of SHPO or FPO.)

name Multiple - see Section 7 for individual property owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503

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UTM References: The UTM references for this historic district are established as a complex site represented by a rectangle ABCD with the extraneous area shaded. Point A is the extreme northeast point of the rectangle. Successive points proceed clockwise around the rectangle.

<u>Points</u>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
A	10	497245	4976380
B	10	497245	4975800
C	10	496720	4975800
D	10	496720	4976385

Verbal Boundary Description

The Salem Downtown State Street-Commercial Street Historic District contains seven whole or partial blocks and is roughly contained by Chemeketa Street on the north, High Street on the east, Ferry Street on the south, and Front Street on the west. More precisely, the northern and western district boundaries are defined by the rear lot lines of properties fronting on the north side of Court Street (on the north) and the rear lot lines of properties fronting on the west side of Commercial Street (on the west).

The boundary of the Salem Downtown State Street-Commercial Street Historic District is shown as the bold line on the accompanying map entitled "Salem Downtown Historic District", dated 6/26/01.

Boundary Justification

The historic district boundaries encompass the greatest concentration of historic contributing buildings in the historic commercial core of downtown Salem. The City of Salem concluded some time ago, that buildings within these recommended district boundaries warrant protection by employing special planning and management strategies.

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Common Label Information:

Name: Salem Downtown Historic District

County and State: Marion County, Oregon

Name of Photographer: #1-83 Evans/Hatch; #84-88 Osborne

Location of negative: City of Salem, Planning Division

Address:	Photo #
198 COMMERCIAL ST SE	1A
195 COMMERCIAL ST SE	1
157 COMMERCIAL ST SE	2
147 COMMERCIAL ST SE	3
129 COMMERCIAL ST SE	4
109 COMMERCIAL ST NE	5
110 COMMERCIAL ST NE	84
120 COMMERCIAL ST NE	5A
125 COMMERCIAL ST NE	6
129 COMMERCIAL ST NE	7
135 COMMERCIAL ST NE	8 & 9
174 COMMERCIAL ST NE	10
175 COMMERCIAL ST NE	11
179 COMMERCIAL ST NE	12
188 COMMERCIAL ST NE	10A
201 COMMERCIAL ST NE	13
216 COMMERCIAL ST NE	14
223 COMMERCIAL ST NE	15
236 COMMERCIAL ST NE	16
240 COMMERCIAL ST NE	18
241 COMMERCIAL ST NE	85
305 COURT ST NE	20
339 COURT ST NE	21
340 COURT ST NE	22
347 COURT ST NE	21
355 COURT ST NE	23
377 COURT ST NE	24
387 COURT ST NE	25
399 COURT ST NE	26
405 COURT ST NE	27
409 COURT ST NE	28
421 COURT ST NE	29
429 COURT ST NE	29

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439 COURT ST NE	30
447 COURT ST NE	31
450 COURT ST NE	32
455 COURT ST NE	33
467 COURT ST NE	33
427 FERRY ST SE	34
431 FERRY ST SE	35
525 FERRY ST SE	36
535 FERRY ST SE	36
153 HIGH ST SE	41
170 HIGH ST SE	42
101 HIGH ST NE	37
181 HIGH ST NE	38
195 HIGH ST NE	38
223 HIGH ST NE	39
237 HIGH ST NE	40
255 HIGH ST NE	
198 LIBERTY ST SE	60
170 LIBERTY ST SE	58
195 LIBERTY ST SE	59
102 LIBERTY ST NE	43
105 LIBERTY ST NE	44
120 LIBERTY ST NE	45
145 LIBERTY ST NE	46
148 LIBERTY ST NE	47
155 LIBERTY ST SE	48
160 LIBERTY ST NE	49
170 LIBERTY ST NE	50
176 LIBERTY ST NE	52
189 LIBERTY ST NE	51
220 LIBERTY ST NE	53
233 LIBERTY ST NE	54 & 54A
234 LIBERTY ST NE	55
241 LIBERTY ST NE	56
260 LIBERTY ST NE	86
280 LIBERTY ST NE	87
210 STATE ST	61
217 STATE ST	62

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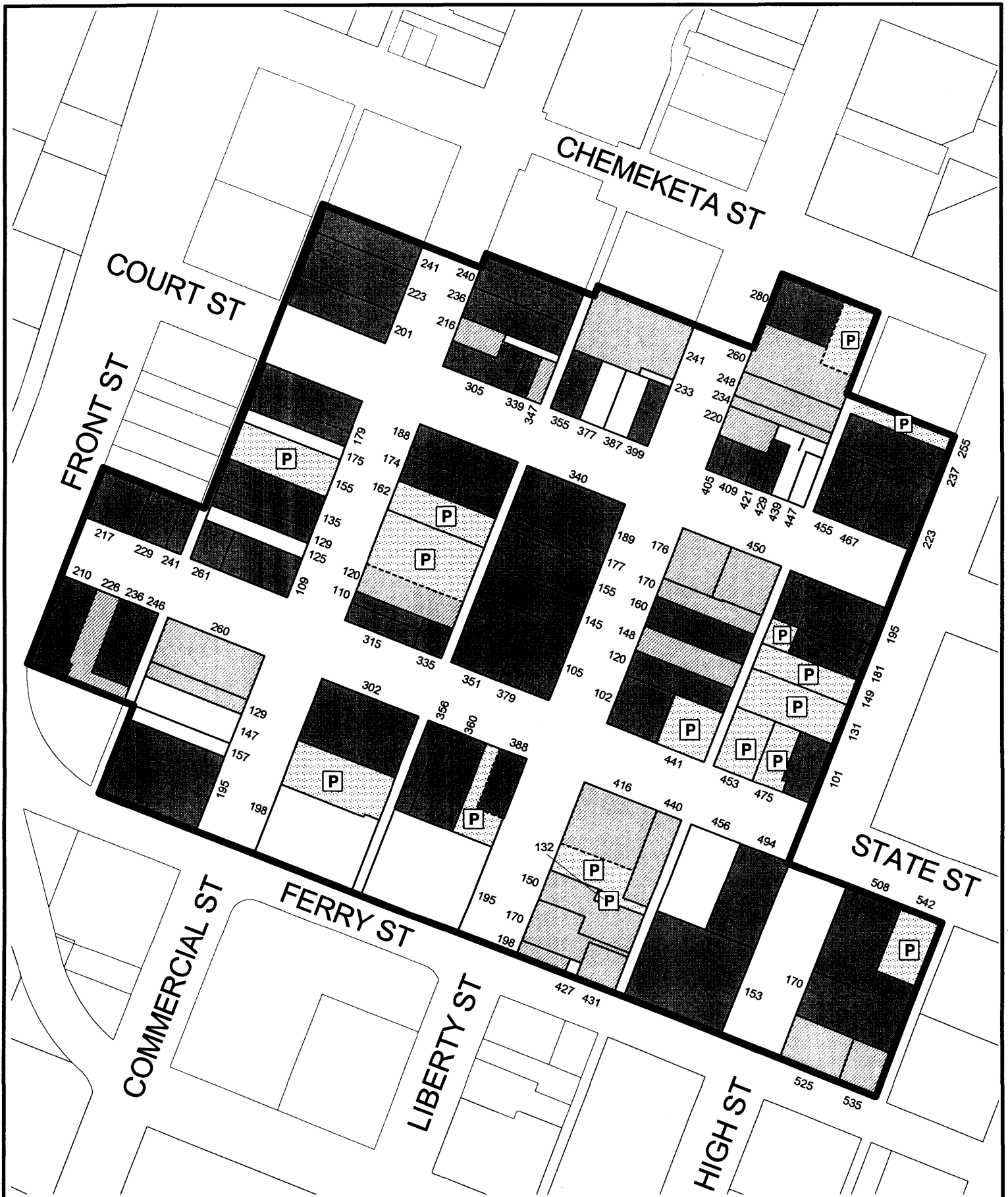
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226 STATE ST	63
229 STATE ST	64
236 STATE ST	65
241 STATE ST	66
246 STATE ST	67
260 STATE ST	68
261 STATE ST	69
302 STATE ST	70
315 STATE ST	71
335 STATE ST	72
351 STATE ST	73
356 STATE ST	74
360 STATE ST	75
379 STATE ST	77
388 STATE ST	78
416 STATE ST	79
440 STATE ST	80
456 STATE ST	81
494 STATE ST	82
508 STATE ST	83
542 STATE ST	88



Salem Downtown Historic District

0 60 120 Feet



- District Boundary
- Historic / Contributing
- Historic / Non-Contributing
- Non-Historic / Non-Contributing
- Parking



N.T.S.

CHEMEKETA ST

COURT ST

FRONT ST

STATE ST

FERRY ST

COMMERCIAL ST

LIBERTY ST

HIGH ST

Salem Downtown Historic District

0 60 120 Feet



- District Boundary
- Historic / Contributing
- Historic / Non-Contributing
- Non-Historic / Non-Contributing
- Parking



N.T.S.

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